

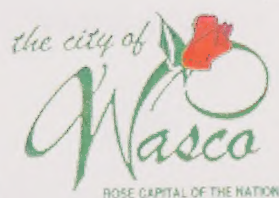
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# CITY OF WASCO

## **DRAFT** HOUSING ELEMENT

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# CITY OF WASCO HOUSING ELEMENT

## Submitted to:

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**October 2002**





## HCD Housing Element Worksheet

(Section numbers refer to the Government Code Article 10.6. Please provide the information referred to and the element page number(s) where the information is located)

### I. Review and Revision

|                                                                                                                                                                                                                                                             | Page # |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| A. Evaluation and revision of the previous element according to the criteria of Section 65588(a) and (b).                                                                                                                                                   |        |
| 1. "Effectiveness of the element" (Section 65588(a)(2)): a review of the actual results of the previous element's goals, objectives, policies and programs. The results should be quantified where possible (e.g., mitigation of governmental constraints). | 2-1    |
| 2. "Progress in implementation" (Section 65588(a)(3)): an analysis of the significant difference between what was projected or planned in the previous element and what was achieved.                                                                       | 2-3    |
| 3. "Appropriateness of goals, objectives and policies" (Section 65588(a)(1)): a description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the previous element.          | 2-2    |

### II. Housing Needs (65583(a))

|                                                                      | Owner | Renter | Total | Page # |
|----------------------------------------------------------------------|-------|--------|-------|--------|
| A. Number of existing households and housing units                   |       |        |       |        |
| 1. Households                                                        |       |        | 3,971 | 3-5    |
| 2. Housing units                                                     | 2,297 | 1,674  | 4,256 | 3-18   |
| B. Lower income households overpaying for housing                    |       |        |       |        |
| 1. Total number                                                      |       |        | 3,308 | 3-8    |
| 2. Percent lower income                                              |       |        | 27.2% | 3-8    |
| C. Special needs housing analyses and estimated number of households |       |        |       |        |
| 1. Disabled                                                          |       |        | 602   | 3-10   |
| 2. Senior                                                            | 513   | 163    | 827   | 3-10   |
| 3. Large households                                                  |       |        | 1,302 | 3-11   |
| 4. Farmworkers                                                       |       |        |       | 3-13   |
| 5. Families with female head                                         |       |        | 667   | 3-12   |
| 6. Homeless                                                          |       |        |       | 3-15   |
| 7. Other                                                             |       |        |       |        |
| D. Number of overcrowded households                                  |       |        | 956   | 3-6    |
| E. Number of units needing rehabilitation                            |       |        | 111   | 3-22   |
| F. Number of housing units needing replacement                       |       |        | 5     | 3-22   |
| G. Analysis of existing assisted housing projects at-risk            |       |        | 0     | 5-3    |

## II. Housing Needs (continued)

Page #

6-7

- H. Five-year projected new construction needs, including the locality's share of the regional housing needs as determined by COG or HCD. Specify the time frame of the projections ( ) and enter the construction need figures in the table below.

| Income Category                   | Five-Year New Construction Needs |
|-----------------------------------|----------------------------------|
| Very low (0-50% of median income) | 111                              |
| Other lower (50% to 80%)          | 82                               |
| Moderate (80-120%)                | 145                              |
| Above Moderate (120%+)            | 144                              |
| <b>Total Units</b>                | <u>482</u>                       |

- I. Employment and population trends.

## III. Land Inventory (Sections 65583, 65583(a))

Summarize in the table below the information on sites suitable for residential development within the five-year planning period of the element. List the page(s) where this topic is discussed, including the discussion of availability of services and facilities for the sites identified in the land inventory.

| Zoning/Permitted Housing Type                       | Number of Acres | Density Range (units/acre) | Availability of services and Facilities (e.g., infrastructure) | Dwelling Unit Capacity | Page # |
|-----------------------------------------------------|-----------------|----------------------------|----------------------------------------------------------------|------------------------|--------|
| Single Family                                       | 142             | 5.0 to 7.0 D.U./Acre       | Yes                                                            | 556                    | 4-2    |
| Multifamily and rental                              | 75              | 15.0 to 20.0 D.U./Acre     | Yes                                                            | 1,354                  | 4-2    |
| Mobilehomes, manufactured housing, mobilehome parks |                 |                            |                                                                |                        |        |
| Emergency shelter and transitional housing          |                 |                            |                                                                |                        |        |



|                                                                                               |     |                       |     |       |     |
|-----------------------------------------------------------------------------------------------|-----|-----------------------|-----|-------|-----|
| Farmworker housing                                                                            |     |                       |     |       |     |
| Sites with residential redevelopment potential and/or mixed use (within timeframe of element) |     |                       |     |       |     |
| Currently non-residential                                                                     |     |                       |     |       |     |
| Other                                                                                         |     |                       |     |       |     |
| TOTAL                                                                                         | 157 | 5.0 to 20.0 D.U./Acre | Yes | 1,910 | 5-2 |

#### IV. Constraints on Housing (Section 65583(a)(4) and (5))

List pages where the housing constraints listed below are discussed:

|                                                                                                          | Page # |
|----------------------------------------------------------------------------------------------------------|--------|
| A. Government Constraints                                                                                |        |
| 1. Land use controls (e.g. zoning, growth controls, open space requirements)                             | 5-2    |
| 2. Codes and enforcement (e.g. any local amendments to UBC, degree or type of enforcement)               | 5-4    |
| 3. On/off-site improvements (e.g. curbing requirements, street widths, circulation improvements)         | 5-4    |
| 4. Fees and exactions (e.g. permit fees and land dedication or other requirements imposed on developers) | 5-4    |
| 5. Processing and permit procedures (e.g. processing times, approval procedures)                         | 5-6    |
| 6. Other governmental constraints                                                                        | N/A    |
| B. Nongovernmental Constraints                                                                           |        |
| 1. Availability of financing                                                                             | 5-6    |
| 2. Price of land                                                                                         | 5-7    |
| 3. Cost of construction                                                                                  | 5-7    |
| 4. Other nongovernmental constraints                                                                     | 5-8    |

## V. Quantified Objectives (Section 65583(b))

List quantified objectives for the maximum number of housing units (by income level) over the five-year time frame of the element:

|                  | Very Low | Low | Moderate | Above Moderate |
|------------------|----------|-----|----------|----------------|
| A. Constructed   |          |     |          |                |
| B. Rehabilitated |          |     |          |                |
| C. Conserved     |          |     |          |                |

## VI. Other Topics

List pages where the following topics are discussed:

|                                                                                                                                                                                                  | Page # |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| A. Efforts to achieve public participation of all economic segments of the community in the development of the element (Section 65583(c))                                                        | 1-5    |
| B. Analysis of opportunities for energy conservation in residential development (Section 65583(a)(7))                                                                                            |        |
| C. Description of means by which consistency will be achieved with other general plan elements (Section 65583(c))                                                                                |        |
| D. For Coastal Zone localities, list the pages where the required information regarding construction, demolitions and conversions within the coastal zone is provided (Section 65583(c) and (d)) | N/A    |



## VII. Housing Programs (65583(c))

Summarize the programs in the element:

| Program Purpose                                                                                                                                                                                      | Program Action(s)                                                                                                       | Agency Responsible                                                                                   | Timeframe                                    | Page #                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|----------------------------------------------|------------------------------|
| <i>Provide adequate sites (65583(c)(1))</i>                                                                                                                                                          | H-4.5 Rental Housing                                                                                                    | Community Development                                                                                | Ongoing                                      | 6-4                          |
| 1. Ensure total dwelling capacity is equal to new construction need                                                                                                                                  |                                                                                                                         |                                                                                                      |                                              |                              |
| 2. Provide sites suitable for a variety of types of housing for all income levels, including rental housing and manufactured housing, homeless shelters and transitional housing, farmworker housing | 2.-H-4.2 Accessible Dwelling Units<br>-H-4.4 Special Needs and Very Low-Income Housing<br>-H-6.3 Adequate Housing Sites | -Community Development<br>-Community Development<br>-Community Development                           | -Ongoing<br>-Ongoing<br>-Ongoing             | -6-3<br>-6-4<br>-6-5         |
| <i>Assist in the development of adequate housing to meet the needs of low and moderate income households (65583(c)(2))</i>                                                                           | H-6.2 Housing Rehabilitation and Replacement                                                                            | Community Development                                                                                | Ongoing                                      | 6-5                          |
| 1. Utilize federal and state financing and subsidies                                                                                                                                                 |                                                                                                                         |                                                                                                      |                                              |                              |
| 2. Provide regulatory concessions and incentives                                                                                                                                                     |                                                                                                                         |                                                                                                      |                                              |                              |
| <i>Address and, where appropriate and legally possible, remove governmental constraints (65583(c)(3))</i>                                                                                            | H-6.5 Permit Streamlining<br>H-6.6 Regulating Impacts                                                                   | Community Development<br>Community Development                                                       | Ongoing<br>Ongoing                           |                              |
| 1. Land use controls                                                                                                                                                                                 |                                                                                                                         |                                                                                                      |                                              |                              |
| 2. Building Codes                                                                                                                                                                                    |                                                                                                                         |                                                                                                      |                                              |                              |
| 3. Site improvements                                                                                                                                                                                 |                                                                                                                         |                                                                                                      |                                              |                              |
| 4. Fees and exactions                                                                                                                                                                                |                                                                                                                         |                                                                                                      |                                              |                              |
| 5. Processing and permit procedures                                                                                                                                                                  |                                                                                                                         |                                                                                                      |                                              |                              |
| <i>Conserve and improve the condition of the existing affordable housing stock (65583(c)(4))</i>                                                                                                     | -H-1.1 Discourage Demolition<br>-H-1.2 Homeowners Workshop<br>-H-1.4 Community Cleanup<br>-H-3.1 Appropriate Densities  | -Community Development<br>-Community Development<br>-Community Development<br>-Community Development | -Ongoing<br>-Ongoing<br>-Ongoing<br>-Ongoing | -6-1<br>-6-2<br>-6-2<br>-6-3 |
| <i>Preserve units at-risk (65583(c)(6))</i>                                                                                                                                                          | N/A                                                                                                                     |                                                                                                      |                                              |                              |
| <i>Program to promote equal housing opportunities (65583(c)(5))</i>                                                                                                                                  | H-4.3 Housing Opportunities                                                                                             | Community Development                                                                                | Ongoing                                      | 6-3                          |





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**CHAPTER ONE**  
**INTRODUCTION**





## CHAPTER ONE – INTRODUCTION

### ***Housing Element Intent***

The Housing Element is one of seven General Plan Elements that is mandated by California State law. It is intended to provide citizens and public officials with an understanding of the housing needs in the community and set forth an integrated set of policies and programs aimed at the attainment of defined goals. More specifically, the Housing Element is intended to:

- 1) Provide comprehensive housing-related information through compilation of data from numerous sources;
- 2) Provide an estimate of present and future housing needs and constraints by examining population characteristics and growth trends, as well as the current condition of the housing stock;
- 3) Act as a tool for coordination between governmental bodies and the local building industry;
- 4) Provide direction for future planning programs to ensure that sufficient consideration is given to housing goals and policies;
- 5) Establish and portray community goals and policies relative to housing through the identification of existing stated and implicit goals and the identification of housing needs and problems;
- 6) Establish and identify programs intended to attain and implement the community's goals and policies, taking into consideration the feasibility of those programs; and act as a meaningful guide to decision-makers considering housing-related issues.

### ***Current State Housing Element Law***

Current State law delineating Housing Element requirements, is found in California Government Code Sections 65580 through 65589, Chapter 1143, Article 10.6. The law is administered by the State Department of Housing and Community Development (HCD).

Section 65300.7 of the law provides that local agencies may prepare their General Plans to accommodate local conditions and circumstances, while meeting the laws minimum requirements.

## ***State Required Local Program Strategy***

Housing program requirements call for development of a local housing program strategy consisting of two primary components; a statement of goals, policies and priorities, and a plan for implementation. This program must reflect the commitment of the locality to address a range of housing needs, including those for affordable housing.

## ***Scope - Description of Geographic Area***

The geographic area covered by the Housing Element falls within the City limits of Wasco. Reference Figures 1-1 and 1-2 for Wasco's regional location and City limits.

## ***Scope of Research and Analysis***

Two major classifications of data important to an analysis of housing needs are population and housing stock. Some of the more important population data is related to changing household size, population growth or decline, change in special needs, and the income levels of various segments of the community.

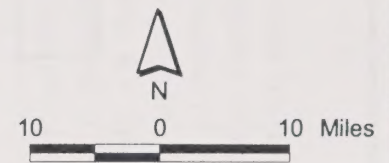
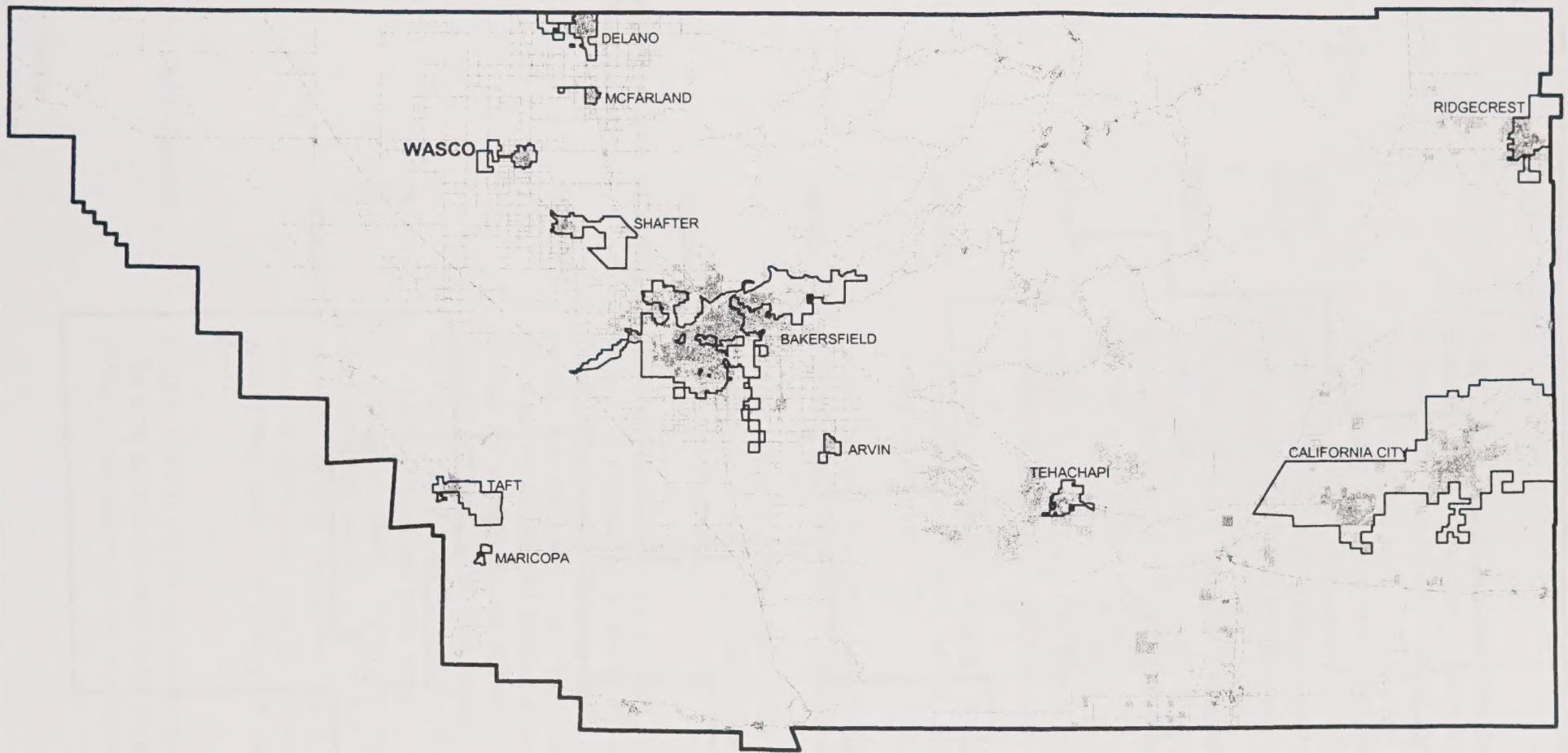
Housing stock information of major significance includes an analysis of units by various types, age and quality of the housing stock, owner/renter ratios, recent building activity and housing cost trends. Future housing need indicators include: projected population growth income and forecasted availability of housing types and expected growth in employment opportunities.

The 2000 U.S. Census provides the most recent complete data used to compile this Housing Element. However, since certain categories of information are not available from the 2000 U.S. Census, some of the updated population and housing stock information used in the Element was developed through extrapolation of 1990 U.S. Census data. Income data from the 1990 Census was maintained or replaced with data from other sources since 2000 income data from the Census is not yet available. Housing and population information is projected through the year 2007.

## ***Organization of the Housing Element***

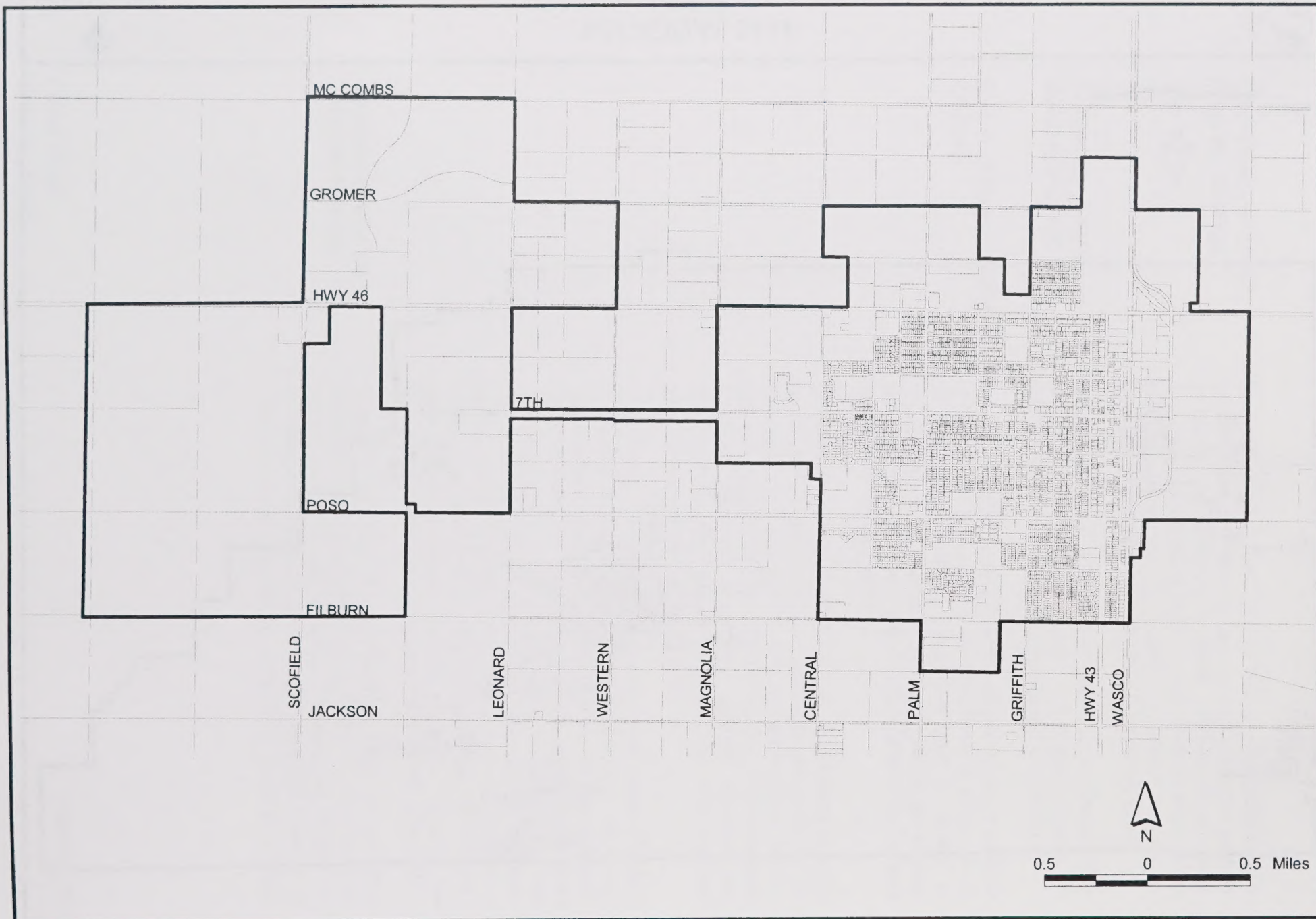
Chapter One states the relationship of the General Plan Housing Element to California State law. It also states the overall intent of the Housing Element, establishes the geographic boundaries of the project area and provides an overview of the organization of the 2002 Housing Element.





REGIONAL MAP  
Figure 1-1





Chapter Two reviews and evaluates the previous Housing Element's goals, objectives, policies and programs related to the effectiveness of the Element, appropriateness of the goals, objectives and policies, and the program in implementing the programs. Determinations are made where the previous Housing Element met, exceeded or fell short of what was anticipated. Recommendations are made for inclusion in the 2002 Element.

Chapter Three discusses changes in population characteristics, housing stock, describes and quantifies priority housing needs, and identifies types of housing products to meet those needs.

Chapter Four discusses land that is available for housing development and the City infrastructure capacity.

Chapter Five describes market, governmental and non-governmental constraints which may limit adequate housing development.

Chapter Six identifies goals, policies and programs relative to housing needs identified in previous chapters.

Chapter Seven discusses the various programs that will comprise the five-year Implementation Plan for the 2002-2007 Housing Element.

### ***Application and Flexibility of the Document***

This Housing Element is a dynamic document that may be subject to change as a result of significant shifts in demographics and/or housing needs during the planning period. It is the intent of the City of Wasco to achieve the fair share allocation and estimated quantitative objectives through the implementation of some or all of the Housing Element programs, as deemed appropriate by the City staff and City Council. The City will monitor implementation on an annual basis and make appropriate adjustments over the next five years. Specific possible programs are identified that would achieve the desired objectives; however, the City recognizes that funding and resource allocation may change over the planning period and other options may need to be explored to achieve the identified goals.

### ***Public Participation***

Section 65583(c)(5) of the Government Code states that "The local government shall make diligent effort to achieve public participation of all economic segments of the



community in the development of the housing element, and the program shall describe this effort".

Preparation of the Housing Element included two public workshops and a Housing Committee that included special housing interest groups, Planning Commission and City Council members, and the general public. The Housing Committee was used to review the previous Housing Element, discuss changes in the programs for the new Housing Element, and to identify special housing needs in the community. Committee members included a wide array of special interests ranging from advocates for low and very low income housing, realtors, apartment managers, the Wasco Redevelopment Agency, the Wasco Housing Authority, Planning Commission and other interested organizations.

The public had an opportunity to review the draft document and make comments to ensure all housing concerns in the community were included and addressed. The Housing Element Committee reviewed the 2002 Housing Element and made a formal recommendation of approval to the Planning Commission and City Council. Public Hearings were held both before the Planning Commission and the City Council.

### ***Sources of Information***

Several sources of information have been used to document recent demographic and housing trends in Wasco. Data from the 1990 and 2000 U.S. Census were used for comparative purposes for many of the tables in this report. Where year 2000 data was not yet available, 1990 U.S. Census data was reported. Other sources of data include the State Department of Finance, Kern Council of Governments (COG), the County of Kern, and Kern County Community Development.



## **CHAPTER TWO**

### **EVALUATION OF PREVIOUS HOUSING ELEMENT**





## CHAPTER TWO - EVALUATION OF PREVIOUS HOUSING ELEMENT

The City of Wasco has reviewed and evaluated the previous Housing Element pursuant to pertinent Government Code Sections as follows:

Section 65588 (a)(1): "Appropriateness of goals, objectives and policies" – Based on the above analysis, a determination has been made to keep the program as is, modify or eliminate the program. A description is given regarding the changes or modifications to the program that are being made in this 2002 Housing Element.

Section 65588 (a)(2): "Effectiveness of the Element" - The City of Wasco has reviewed the results of the previous Element's goals, objectives, policies and programs. The results are quantified and/or qualified when possible.

Section 65588 (a)(3): "Progress in Implementation" - The City of Wasco has compared what was projected or planned in the previous Element to and made a determination on whether the program has been successful, unsuccessful or neutral in achieving the previous Element's stated goals, objectives and policies.

### ***Effectiveness of the Previous Housing Element***

The purpose of the previous Housing Element for the City of Wasco was to document existing and projected housing needs, and to establish an action plan to meet those needs. The previous element identified demographic and housing characteristics but many of the goals and policies were general in nature and lacked quantifiable results.

The previous Housing Element estimated the total housing need in the City of Wasco for low income, other low income, moderate income and above moderate income families, and set measurable goals within each of these four categories. Although elderly and handicapped housing was discussed in this element, these categories had no specific, measurable production targets. The City's position in this case was that it encouraged construction of such facilities, and if developers were interested in providing this form of housing, the City would work with the developers to help accomplish the goal.

The previous Wasco Housing Element was based on the 1990 Regional Housing Allocation Plan produced by the

Kern Council of Governments (Kern COG) in June of 1990. Table 2-1 shows the City's population during the 1990s.

**Table 2-1**  
**Population Growth**  
**Wasco and Kern County, 1990 - 2000**

|             | 1990    | 2000    | % Change |
|-------------|---------|---------|----------|
| Wasco       | 12,412  | *15,062 | 21.4     |
| Kern County | 543,477 | 661,645 | 21.7     |

Source: 1990 and 2000 U.S. Census

\*Does not include 6,201 prison inmate population

As shown, the actual household population during the planning period increased by 2,650 persons between 1990 and 2000. Shown is the difference between the 2000 Census population and the 1990 Census population as adjusted.

### ***Appropriateness of the Goals, Objectives and Policies***

There were no significant changes in demographics during the planning period and the goals, objectives and programs remain sound. Table 2-2 summarizes the evaluation of the previous Housing Element's policies and accomplishments over the planning period.



**Table 2-2  
Existing Housing Policies and Programs and  
Recommended Changes**

| HOUSING<br>ELEMENT<br>OBJECTIVE<br>S &<br>POLICIES                                                                                                                                     | OBJECTIVE/POLICY                                                                                                                                                                                                                                                                                          | RESPONSIBLE<br>AGENCY | ACCOMPLISHMENTS<br>SINCE 1992                                                                                                                                                                   | HAS THIS BEEN A<br>SUCCESSFUL<br>POLICY FROM<br>1992-2000 – WHY?                                                         | KEEP,<br>ELIMINATE<br>OR MODIFY<br>THE POLICY<br>FOR THE<br>NEW<br>HOUSING<br>ELEMENT?                                         | HOW WOULD YOU<br>EDIT THE POLICY<br>TO MAKE IT MORE<br>SUCCESSFUL?<br>(EXAMPLES)                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objective H-1: to maintain the supply of sound housing in the City through the conservation of the current housing stock, as well as newly constructed and rehabilitated units.</b> |                                                                                                                                                                                                                                                                                                           |                       |                                                                                                                                                                                                 |                                                                                                                          |                                                                                                                                |                                                                                                                                                                                                 |
| H-1.1                                                                                                                                                                                  | <b>Discourage the demolition of existing housing except in cases where it is unsafe and generally unrepairable.</b><br>The City shall take appropriate steps to discourage the demolition of existing housing that is capable of rehabilitation, particularly those units that provide low income housing |                       | A full time code enforcement person is assigned to this task.<br>Demolition of 29 existing units that were unsafe and unrepairable.<br><br>Demolition of 0 existing units that were repairable. | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Program<br><input type="checkbox"/> Eliminate Program<br><input type="checkbox"/> Modify Program | <u>Programs should be focused on health and safety issues. Consider adding half-time code enforcement position, adding cost recovery, and continuing the focus on health and safety issues.</u> |
| H-1.2                                                                                                                                                                                  | <b>To promote increased awareness among property owners and residents of the importance of long-term housing quality and continuous property maintenance.</b>                                                                                                                                             |                       | The City's ongoing Code Enforcement efforts promote property maintenance.                                                                                                                       | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Program<br><input type="checkbox"/> Eliminate Program<br><input type="checkbox"/> Modify Program |                                                                                                                                                                                                 |

|                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                                                                                                                                                                                                                                                                                        |                                                                                                                          |                                                                                                                                |                                                                                                                                               |
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| H-1.3                                                                                        | <p><b>Encourage owners and occupants of sound housing to maintain that housing on a continuing basis.</b></p> <p>Maintenance counseling shall be a part of the technical assistance component of the rehabilitation program, to the extent that it is also important to the prevention of deterioration, maintenance counseling service shall be made available throughout the community</p>                                                |  | <p>Property maintenance provisions have been included in agreements for CDBG and CalHome housing rehab programs.</p> <p>No formal maintenance counseling has been done as part of either program.</p>                                                                                                                  | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Program<br><input type="checkbox"/> Eliminate Program<br><input type="checkbox"/> Modify Program | <p><u>City should establish homeownership/maintenance counseling as part of its eligibility criteria for housing assistance programs.</u></p> |
| H-1.4                                                                                        | <p><b>Promote community self-help efforts in support of housing conservation programs.</b></p> <p>This program consists of the periodic designation of a day or weekend as “neighborhood clean-up/fix-up day.” The City will cooperate with various neighborhood groups, civic organizations and others willing to assist in helping those (especially the elderly and disabled) who might be unable to perform minor maintenance tasks</p> |  | <p>2 formal “community clean-up” days have been sponsored by the City of Wasco in conjunction with neighborhood churches and community groups.</p> <p>The City has an ongoing program to educate residents about alley clean-up.</p> <p>City is currently in the process of converting all homes to 2 refuse cans.</p> | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Program<br><input type="checkbox"/> Eliminate Program<br><input type="checkbox"/> Modify Program | <p><u>Increase community clean-up days to twice a year..</u></p>                                                                              |
| <b>Objective H-2: To provide new housing for all income groups in appropriate locations.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                                                                                                                                                                                                                                                                                        |                                                                                                                          |                                                                                                                                |                                                                                                                                               |
| H-2.1                                                                                        | <p><b>Encourage in-fill housing on appropriate sites in established neighborhoods.</b></p> <p>-On vacant sites which are designated and zoned for residential development.</p>                                                                                                                                                                                                                                                              |  |                                                                                                                                                                                                                                                                                                                        | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Program<br><input type="checkbox"/> Eliminate Program<br><input type="checkbox"/> Modify Program | <p><u>Housing development in commercial developments is considered to be infeasible in Wasco.</u></p>                                         |



|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                            |                                                                                                                                             |                                                                                                                                               |                                           |
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|       | <p>-On sites where non-conforming uses have been terminated.</p> <p>-Above commercial developments in neighborhood shopping districts.</p> <p>-On sites with residences which cannot be feasibly rehabilitated.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                                                                                                                                                            |                                                                                                                                             |                                                                                                                                               |                                           |
| H-2.2 | <p><b>Discourage development of new housing in areas unsuitable for residential development.</b></p> <p>The City of Wasco shall discourage, and in some instances prohibit the development of new housing:</p> <p>A. On new sites to be acquired for recreational forest open spaces.</p> <p>B. In areas adjacent to major transportation routes.</p> <p>C. On sites where development would require demolition of existing low income housing unless the units are replaced in an appropriate location.</p> <p>D. In all cases, new residential housing units shall be prohibited when adjacent to any designated or zoned industrial property.</p> |  | <p>A. None</p> <p>B. None</p> <p>C. None</p> <p>D. No new residential development, but there was a Zoning Ordinance amendment that would permit new units under certain circumstances in the M-3 zone.</p> | <p><input type="checkbox"/> Successful</p> <p><input type="checkbox"/> Unsuccessful</p> <p><input type="checkbox"/> Neutral</p> <p>Why?</p> | <p><input type="checkbox"/> Keep Program</p> <p><input type="checkbox"/> Eliminate Program</p> <p><input type="checkbox"/> Modify Program</p> | <p>This is a land use element policy.</p> |

**Objective H-3: To increase the supply of housing without over-crowding or adversely affecting the prevailing character of the existing neighborhoods.**

|                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                                                                                                                                                                                                                                                 |                                                                                                                          |                                                                                                                                |                              |
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| H-3.1                                                           | <p><b>Set allowable densities in established residential areas at levels which will maintain neighborhood scale and character.</b></p> <p>Prevailing densities shall only be exceeded when the existing scale and character of the neighborhood will not be adversely affected, and the new development meets the necessary qualifications in the Wasco Zoning Ordinance and the Land Use Element of the General Plan</p> |  | <p>Density bonuses were granted for four projects during the planning period. They have been permitted only under the guidelines of the Zoning Ordinance. Density bonuses have been granted for affordable housing and belt park dedication</p> | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Program<br><input type="checkbox"/> Eliminate Program<br><input type="checkbox"/> Modify Program |                              |
| H-3.2                                                           | <p><b><del>Encourage higher residential density in areas adjacent to downtown, and in Neighborhood Commercial Districts where higher density will not have harmful effects.</del></b></p>                                                                                                                                                                                                                                 |  | <p>The City is typically laid out with high density zoning adjacent to commercial.</p>                                                                                                                                                          | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Program<br><input type="checkbox"/> Eliminate Program<br><input type="checkbox"/> Modify Program | Move to the Land Use Element |
| H-3.3                                                           | <p><b>Adopt specific zoning districts which will conform to the Residential Land Use Element and density plans.</b></p>                                                                                                                                                                                                                                                                                                   |  | <p>The majority of the City's Residential Zoning Districts comply with the Land Use Element</p>                                                                                                                                                 | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Program<br><input type="checkbox"/> Eliminate Program                                            | Move to the Land Use Element |
| <p><b>Objective H-4: To provide maximum housing choice.</b></p> |                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                                                                                                                                                                                                                                                 |                                                                                                                          |                                                                                                                                |                              |
| H-4.1                                                           | <p><b>Prevent housing discrimination based on age, children, color, disability, marital status, national origin, race, religion or sex.</b></p> <p>The City shall assist in the implementation of anti-</p>                                                                                                                                                                                                               |  | <p>The City of Wasco certainly supports anti-discrimination and fair housing laws.</p> <p>All City operated housing programs comply with</p>                                                                                                    | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Program<br><input type="checkbox"/> Eliminate Program<br><input type="checkbox"/> Modify Program |                              |



|       |                                                                                                                                                                                                                                                                                                                      |  |                                                                                                                                                                                                         |                                                                                                                          |                                                                                                                                |  |
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|       | discrimination and fair-housing laws. The City will also work with the various community groups, businesses and other agencies to eliminate housing discrimination                                                                                                                                                   |  | anti-discrimination and fair housing laws.                                                                                                                                                              |                                                                                                                          |                                                                                                                                |  |
| H-4.2 | <b>Promote adaptability and maximum accessibility of residential dwellings for disabled occupants.</b><br>The City shall take on an active role in expanding the availability of units suitable to households with special needs                                                                                     |  | 32 units participated in the CDBG Home Access program.<br><br>6 new handicapped accessible units were constructed as part of the CSO (Community Service Options) project.                               | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Program<br><input type="checkbox"/> Eliminate Program<br><input type="checkbox"/> Modify Program |  |
| H-4.3 | <b>Encourage development of housing for all economic sectors. economic integration in housing.</b><br>The City shall expand housing opportunities for both low and moderate income households                                                                                                                        |  | 158 subsidized rental units were permitted between 1992 and 2001                                                                                                                                        | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Program<br><input type="checkbox"/> Eliminate Program                                            |  |
| H-4.4 | <b>Promote the availability of units suitable for groups with special housing needs including large families, elderly and those needing group housing and emergency shelter.</b><br>The City shall take an active role in expanding the availability of housing units suited to the needs of members of these groups |  | 158 subsidized rental units permitted, the majority of which were targeted towards large families.<br><br>One group home was permitted.<br><br>No emergency shelter or seniors housing was constructed. | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Program<br><input type="checkbox"/> Eliminate Program                                            |  |

|                                                                               |                                                                                                                                              |  |                                                                                                                                                                                                                                                                                           |                                                                                                                          |                                                                                                                                |                                                                                  |
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| H-4.5                                                                         | <b>Provide adequate rental housing opportunities.</b>                                                                                        |  | 185 multi-family housing units were permitted during the planning period                                                                                                                                                                                                                  | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Program<br><input type="checkbox"/> Eliminate Program                                            |                                                                                  |
| H-4.6                                                                         | <b>Expand opportunities for home ownership.</b><br>The City shall work to expand opportunities for owner occupied housing and home ownership |  | 559 single family housing units were permitted during the planning period with 26 participating in the HOME first time homebuyers program.<br><br>In addition, the City participated in the Kern Cities Mortgage Credit Certificate Program. 2 households took advantage of this program. | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Program<br><input type="checkbox"/> Eliminate Program                                            |                                                                                  |
| H-4.7                                                                         | <b>Promote the availability of units suitable for persons with varied lifestyles.</b>                                                        |  | None constructed during the planning period.                                                                                                                                                                                                                                              | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Program<br><input type="checkbox"/> Eliminate Program                                            | Eliminated.                                                                      |
| <b>Objective H-5: To avoid or mitigate hardships imposed by displacement.</b> |                                                                                                                                              |  |                                                                                                                                                                                                                                                                                           |                                                                                                                          |                                                                                                                                |                                                                                  |
| H-5.1                                                                         | <b>Provide relocation services where publicly funded actions cause <u>permanent</u> displacement.</b>                                        |  | No publicly funded actions caused displacement during the planning period                                                                                                                                                                                                                 | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Program<br><input type="checkbox"/> Eliminate Program<br><input type="checkbox"/> Modify Program | Some temporary displacement is often necessary for major rehabs or replacements. |



|                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                          |                                                                                                                                |  |
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| H-5.2                                                                                                       | Minimize relocation hardship and displacement caused by demolition of conversion or housing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Program<br><input type="checkbox"/> Eliminate Program<br><input type="checkbox"/> Modify Program |  |
| <b>Objective H-6: To provide housing to all income groups; particularly low and moderate income groups.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                          |                                                                                                                                |  |
| H-6.1                                                                                                       | <p><b>Make maximum use of the private sector in providing adequate housing accommodations.</b></p> <p>A. Encourage the private development of additional sales and rental housing units suitable to the needs of lower income, moderate income and higher income households.</p> <p>B. Support the private sector in its efforts to meet the housing needs of all economic segments of the community.</p> <p>C. Provide <u>information to developers and real estate professionals about housing program</u> incentives to the private sector which facilitate the construction of a <u>price-balanced</u> housing stock within the City.</p> <p><del>D. Encourage the use of such favorable home purchase financing</del></p> |  | <p>A. Private housing developments which meet the City's codes and ordinances have been encouraged and permitted.</p> <p>B. See above. The type of housing built has been market driven.</p> <p>C. RDA financial incentives were provided to one developer for the construction of 77 units.</p> <p>D. Residents of the City participated in the CDBG 1<sup>st</sup> time homebuyer program and Kern Cities Mortgage Credit Certificate program</p> <p>E. Second dwelling units are permitted only pursuant to state law.</p> | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Program<br><input type="checkbox"/> Eliminate Program<br><input type="checkbox"/> Modify Program |  |

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|       | <p>techniques as might become available through public and private agencies and institutions.</p> <p>E. Promote the development of additional housing units in areas where residential use is consistent with land use patterns as established by the City's General Plan.</p> <p>F. Encourage the use of passive housing design concepts which make use of the natural climate to increase energy efficiency and reduce shelter costs.</p> <p>G. <u>Provide marketing material on housing program incentives.</u></p> |  | <p>F. The City complies with all applicable state development laws with respect to energy efficiency</p>                                                                                              |                                                                                                                          |                                                                                                                                |  |
| H-6.2 | <p><b>Make maximum use of available Federal, State and Local housing subsidy programs in rehabilitation projects.</b></p> <p>To increase the supply of sound housing at prices affordable by all segments of the community through the rehabilitation of between 30 and 40 dwelling units over the next five years. At least 22 of these units will be rehabilitates through the use of the Redevelopment Agency. The City shall aggressively</p>                                                                      |  | <p>19 CDBG rehab loans made in 1991</p> <p>17 CDBG rehab loans made in 1993</p> <p>4 CalHome rehab. Loans made to date.</p> <p>RDA funds have been used to assist with 10 rehab units since 1991.</p> | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Program<br><input type="checkbox"/> Eliminate Program<br><input type="checkbox"/> Modify Program |  |



|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |                                                                                                    |                                                                                                                          |                                                                                                                                |                                                                |
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|       | pursue Local, State, and Federal and private resources to rehabilitate and construct new housing; especially for low and moderate-income families.                                                                                                                                                                                                                                                                                                                                   |  |                                                                                                    |                                                                                                                          |                                                                                                                                |                                                                |
| H-6.3 | <p><b>Seek inclusion of low and moderate income units in new housing developments.</b></p> <p><del>The City shall emphasize and/or promote developments which provide</del> Provide adequate sites for lower priced rental housing. To enhance and extend this policy, the development of alternative and affordable housing types (i.e.: manufactured housing, condos, mobile home subdivisions, zero lot line, etc.) shall be given when evaluating new development proposals.</p> |  | 24 patio homes and a 99 lot mobile home subdivision have been developed within the planning period | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Program<br><input type="checkbox"/> Eliminate Program<br><input type="checkbox"/> Modify Program |                                                                |
| H-6.4 | <b>Encourage energy efficiency in residential units and the weatherization of existing homes to reduce the overall housing costs.</b>                                                                                                                                                                                                                                                                                                                                                |  |                                                                                                    | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Program<br><input type="checkbox"/> Eliminate Program<br><input type="checkbox"/> Modify Program | <u>Provide information regarding utility company programs.</u> |
| H-6.5 | <del>Allow construction of a variety of housing types that reduce cost.</del>                                                                                                                                                                                                                                                                                                                                                                                                        |  | See H-6.3 above                                                                                    | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Program<br><input type="checkbox"/> Eliminate Program<br><input type="checkbox"/> Modify Program |                                                                |

|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                                                                                                                                                                                                                        |                                                                                                                          |                                                                                                                                |  |
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| H-6.6 | <p><b>Streamline the permit and environmental review processes to expedite housing construction.</b></p> <p>The City shall make every effort to expedite the review and evaluation processes as consistent with the City's interests as defined by policies of the City Zoning Ordinance and General Plan. Priority processing should be given to projects that include low and moderate-income households, and housing which is accessible to the elderly and disabled.</p> |  | <p>Typical processing time for a subdivision or multi-family complex requiring CEQA review is 60 days. Routine housing plan checks are handled over the counter with complicated plan checks taking up to 14 days.</p> | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Program<br><input type="checkbox"/> Eliminate Program<br><input type="checkbox"/> Modify Program |  |
| H-6.7 | <p><b>Ensure that the city's codes and development requirements do not unnecessarily increase the cost of housing.</b></p>                                                                                                                                                                                                                                                                                                                                                   |  | <p>The City does not have any existing codes or requirements that unnecessarily increase the cost of housing.</p>                                                                                                      | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Program<br><input type="checkbox"/> Eliminate Program<br><input type="checkbox"/> Modify Program |  |
| H-6.8 | <p><b>The City <del>may shall be enforced to deny</del> an affordable project as defined in Section 65589.5 of the Government Code (d) (1-6) SB 2011 if it finds, based on substantial evidence, any one of the following:</b></p> <p>A. The project is inconsistent with the General Plan Land Use Designation or any other General Plan Elements;</p>                                                                                                                      |  | <p>The City has not denied any affordable housing projects during the planning period.</p>                                                                                                                             | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Program<br><input type="checkbox"/> Eliminate Program<br><input type="checkbox"/> Modify Program |  |



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|  | <p>B. The project is far in excess of Wasco's fair share housing requirements;</p> <p>C. The project has an adverse impact on safety or public health;</p> <p>D. The project conflicts with Federal, State or local law;</p> <p>E. The project increases the concentration of affordable projects in high impacted areas; and</p> <p>F. The project is proposed on land zoned for agriculture or resource preservation.</p> |  |  |  |  |  |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|

**Objective H-7: To maintain, improve and enhance the physical appearance of housing.**

|       |                                                                                                                                                                                                                                                                    |  |                                                                                                                                                                 |                                                                                                                          |                                                                                                                                |  |
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| H-7.1 | <p><b>Assure that existing housing is maintained in decent, safe and sanitary condition. The City shall make sure that residential units continue to meet the standards of the housing codes by maintaining a systematic inspection of suspect structures.</b></p> |  | <p>Ongoing code enforcement efforts by the City's Code Enforcement officer aim to ensure that housing is maintained in accordance with state and local law.</p> | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Program<br><input type="checkbox"/> Eliminate Program<br><input type="checkbox"/> Modify Program |  |
| H-7.2 | <p><b>Promote and support volunteer housing rehabilitation.</b><br/>           The city shall cooperate with neighborhood groups, civic organizations and others willing to assist in program publicity and willing to lend a hand to</p>                          |  | <p>See H-1.4 above</p>                                                                                                                                          | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Program<br><input type="checkbox"/> Eliminate Program<br><input type="checkbox"/> Modify Program |  |

|                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                                                                                                                                                                                                                                                                            |                                                                                                                          |                                                                                                                                |                              |
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|                                                                | those (such as the elderly and disabled) who might be unable to perform minor maintenance tasks.                                                                                                                                                                                                                                                                                                                                                                             |  |                                                                                                                                                                                                                                                                            |                                                                                                                          |                                                                                                                                |                              |
| H-7.3                                                          | <del>To promote increased awareness among property owners and residents of the importance to long term housing quality of continuous property maintenance, and encourage owners and occupants of sound housing to maintain that housing on a continuing basis.</del><br>The program objective is to provide information and education on the need for periodic home maintenance; education about common repair needs and assistance to the public in maintenance techniques. |  | No formal education programs established.<br><br>Code Enforcement and Building are always available to educate the public on home repair and routine maintenance.<br><br>Code Enforcement and Building make maintenance suggestions as part of ongoing enforcement efforts | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Program<br><input type="checkbox"/> Eliminate Program<br><input type="checkbox"/> Modify Program | Duplicates program 1.3,      |
| <b>Objective H-8: To provide a quality living environment.</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                                                                                                                                                                                                                                                                            |                                                                                                                          |                                                                                                                                |                              |
| H-8.1                                                          | Assure that housing is provided with adequate public improvements, services and amenities.                                                                                                                                                                                                                                                                                                                                                                                   |  | All approved housing must provide public improvements, services and amenities per City Ordinances.                                                                                                                                                                         | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Program<br><input type="checkbox"/> Eliminate Program<br><input type="checkbox"/> Modify Program |                              |
| H-8.2                                                          | <del>Allow appropriate neighborhood-serving commercial activities in residential areas.</del><br>Non-residential uses shall be allowed in the exclusively neighborhood commercial areas if they meet the criteria of the                                                                                                                                                                                                                                                     |  | No new neighborhood commercial constructed since 1992.<br><br>A CUP for 34 subsidized units on a neighborhood commercial parcel was approved in 2001.                                                                                                                      | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Program<br><input type="checkbox"/> Eliminate Program<br><input type="checkbox"/> Modify Program | Include in Land Use Element. |



|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                         |                                                                                                                          |                                                                                                                                |                |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|----------------|
|       | <p>City of Wasco Zoning Ordinance and:</p> <p>A. The use does not disrupt or detract from the livability of the surrounding neighborhood;</p> <p>B. The use serves the needs of the neighborhoods residents, and does not attract significant trade from the outside;</p> <p>C. The design of the buildings consider the established residential character of the neighborhood, and all signs are carefully regulated;</p> <p>D. The development does not displace units suitable for residential occupancy; and</p> <p>E. Truck traffic and service delivery is minimized and delivery hours are restricted.</p> |  |                                                         |                                                                                                                          |                                                                                                                                |                |
| H-8.3 | <p><b>Minimize disruption caused by the expansion of institutions and other large scale structures into abutting residential neighborhoods.</b></p> <p>The City must review all expansion plans and recommend mitigation measures to lessen their impact on the neighborhood environment. The City shall also explore</p>                                                                                                                                                                                                                                                                                         |  | No such expansions occurred during the planning period. | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Program<br><input type="checkbox"/> Eliminate Program<br><input type="checkbox"/> Modify Program | Not necessary. |

|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                      |                                                                                                                          |                                                                                                                                |  |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|--|
|       | alternative means to buffer all conflicting land uses with residential zones.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                                                                                                      |                                                                                                                          |                                                                                                                                |  |
| H-8.4 | <p><b>Promote the development of well-designed housing.</b><br/>To ensure that new housing provides a quality living environment, the following guidelines shall be applied:</p> <ul style="list-style-type: none"> <li>A. Relate the design of new housing to the general character and design of the surrounding buildings;</li> <li>B. Relate the shape of the new buildings with consideration to the form of the adjacent structures;</li> <li>C. Relate set backs to the set backs of adjacent buildings unless setback is within the proposed future right of way line;</li> <li>D. Landscape all setbacks and relate the type of landscaping to that of adjacent properties. Street trees are also desirable;</li> <li>E. Encourage articulation of the building façade through the use of setbacks, detail, windows and variations in the horizontal and vertical planes;</li> </ul> |  | <p>The City adopted residential architectural design criteria that address these issues in 2001.</p> | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Program<br><input type="checkbox"/> Eliminate Program<br><input type="checkbox"/> Modify Program |  |



|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |                                                                                                             |                                                                                                                          |                                                                                                                                |  |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|--|
|       | <p>F. Provide adequate parking per unit and minimize the number of curb cuts;</p> <p>G. Provide an adequate amount of on-site open space where feasible;</p> <p>H. Relate the type and amount of open space to the types of households that will occupy the housing;</p> <p>I. Expose all units to natural light, and avoid casting shadows on other buildings to the maximum extent feasible;</p> <p>J. Apply energy conservation measures in the design of the building; and</p> <p>K. Incorporate concepts of security in the design of the building.</p> |  |                                                                                                             |                                                                                                                          |                                                                                                                                |  |
| H-8.5 | <b>Modify proposed developments which have substantial adverse environmental impacts or otherwise conflict with the General Plan.</b>                                                                                                                                                                                                                                                                                                                                                                                                                        |  | All development projects in the City of Wasco are required to comply with the applicable provisions of CEQA | <input type="checkbox"/> Successful<br><input type="checkbox"/> Unsuccessful<br><input type="checkbox"/> Neutral<br>Why? | <input type="checkbox"/> Keep Program<br><input type="checkbox"/> Eliminate Program<br><input type="checkbox"/> Modify Program |  |





**CHAPTER THREE**  
**POPULATION AND HOUSING DATA**





## CHAPTER THREE - POPULATION AND HOUSING DATA

A successful strategy for improving housing conditions must be preceded by an assessment of the housing needs of the community and the region. This section discusses the components of housing need. The components include the trends between 1990 and 2000 in Wasco's population, households, employment base and the type of housing units available. Comparisons are made to Countywide statistical data.

The analysis that follows is divided into four major subsections. **Population Characteristics** analyzes the City of Wasco in terms of individual persons and identifies population trends that may affect future housing needs. **Household Characteristics** analyzes Wasco by households, or living groups, to see how past and expected household changes will affect housing needs. **Employment**, analyzes individual persons in Wasco by occupation and employment sources. **Housing Stock** analyzes the housing units in Wasco by availability, affordability, and condition. This information can be used to help identify programs which are needed to ensure that the existing and future housing stock meets the housing needs of every segment of the City's population. Analysis in each of these subsections provides a data base upon which decisions concerning programs and policies for the provision of adequate housing in the City are made.

### ***Population Characteristics***

#### **NUMBER OF INHABITANTS**

Table 3-1 shows current (January 2000, U.S. Census Bureau) population estimates for Wasco, Kern County and the State of California. The year 2000 Census estimated 15,062 household residents in the City of Wasco, an increase of 21.4 percent of the City's population. Table 3-2 shows the statistics for the County.

**Table 3-1**  
**Wasco, Kern County and California Population**  
**1990 - 2000**

|             | 1990       | Percent | 2000       | Percent | % Increase |
|-------------|------------|---------|------------|---------|------------|
| Wasco       | 12,412     | 0.04    | 15,062*    | 0.04    | 21.4       |
| Kern County | 543,477    | 1.83    | 661,645    | 1.95    | 21.7       |
| California  | 29,760,021 | 100     | 33,871,648 | 100     | 13.8       |

Source: 1990 and 2000 U.S. Census

Source: US Department of Commerce, Bureau of the Census, 2000 Census

\*Does not include 6,201 prison inmate population

**Table 3-2**  
**Kern County Population Trends**  
**1990 - 2000**

|                 | 1990    | 2000    | % Increase |
|-----------------|---------|---------|------------|
| Kern County     | 543,477 | 661,645 | 21.7       |
| Arvin           | 9,286   | 12,956  | 40.0       |
| Bakersfield     | 174,820 | 247,057 | 41.3       |
| California City | 5,955   | 8,385   | 40.8       |
| Delano          | 22,762  | 38,824  | 70.1       |
| Maricopa        | 1,193   | 1,111   | -6.9       |
| McFarland       | 7,005   | 9,618   | 37.3       |
| Ridgecrest      | 27,725  | 24,927  | -10.1      |
| Shafter         | 8,409   | 12,736  | 51.5       |
| Taft            | 5,902   | 6,400   | 8.4        |
| Tehachapi       | 5,791   | 10,957  | 89.2       |
| Wasco           | 12,412  | 21,263  | 71.3       |

Source: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census

#### **AGE CHARACTERISTICS**

Wasco's growth from 1990 to 2000, was accompanied by a significant shift in the age structure of its population, as shown in Table 3-3. A significant change occurred in the 55-64, 65-74, and 75+ age groups, all of which decreased. This change can be attributed to the younger prison inmate population decreasing the older age groups percentages.

Table 3-4 indicates that the number of households, and number of persons per household increased in the City of Wasco between 1990 and 2000.

#### **RACE/ETHNICITY CHARACTERISTICS**

Table 3-5 shows the ethnic composition of Wasco's population. At present, 34.6 percent of the residents of Wasco are White. Hispanic or Latino (of any race) residents constitute the largest minority population, comprising 66.7 percent of the City population.



**Table 3-3**  
**City of Wasco Age Characteristics**

| Wasco  | *1990  |         | 2000   |         |
|--------|--------|---------|--------|---------|
|        | Total  | Percent | Total  | Percent |
| 0-4    | 1,353  | 10.9    | 1,604  | 7.5     |
| 5-9    | 1,377  | 11.1    | 1,710  | 8.0     |
| 10-14  | 1,378  | 11.1    | 1,582  | 7.4     |
| 15-19  | 1,214  | 9.8     | 1,693  | 8.0     |
| 20-24  | 964    | 7.8     | 2,201  | 10.4    |
| 25-34  | 1,765  | 14.2    | 4,342  | 20.4    |
| 35-44  | 1,765  | 14.2    | 4,039  | 19.0    |
| 45-54  | 886    | 7.1     | 2,025  | 9.5     |
| 55-64  | 776    | 6.3     | 918    | 4.3     |
| 65-74  | 598    | 4.8     | 684    | 3.2     |
| 75+    | 336    | 2.7     | 465    | 2.2     |
| Totals | 12,412 | 100     | 21,263 | 100     |

\*1990 numbers interpolated to match 2000 age breakdown.  
Source: 1990 and 2000 U.S. Census

**Table 3-4**  
**Average Household Size**  
**City of Wasco, 1990-2000**

| Area        | Year | Number of Households | Population in Households | Average Household Size |
|-------------|------|----------------------|--------------------------|------------------------|
| Wasco       | 1990 | 3,775                | 12,194                   | 3.57                   |
|             | 2000 | 3,971                | 15,044                   | 3.79                   |
| Kern County | 1990 | 181,480              | 529,833                  | 2.92                   |
|             | 2000 | 208,652              | 631,675                  | 3.03                   |

Source: U.S. Bureau of the Census, 1990 and 2000 U.S. Census  
Source: U.S. Department of Commerce, Bureau of the Census,  
United States Census of Population, 1990 and 2000.

**Table 3-5**  
**City of Wasco Race and Ethnicity**  
**1990 and 2000**

|                                   | 1990    |         | *2000   |         |
|-----------------------------------|---------|---------|---------|---------|
| Wasco                             | Number  | Percent | Number  | Percent |
| White                             | 4,788   | 38.6    | 7,366   | 34.6    |
| Black or African American         | 684     | 5.5     | 2,183   | 10.3    |
| American Indian and Alaska Native | 108     | 0.9     | 217     | 1.0     |
| Asian                             | 97      | 0.8     | 143     | 0.7     |
| Other race                        | 6,735   | 54.3    | 10,730  | 50.5    |
| Hispanic or Latino (of any race)  | 7,858   | 63.3    | 14,187  | 66.7    |
|                                   | 1990    |         | 2000    |         |
| Kern County                       | Number  | Percent | Number  | Percent |
| White                             | 378,479 | 69.6    | 407,581 | 61.6    |
| Black or African American         | 30,131  | 5.5     | 39,798  | 6.0     |
| American Indian and Alaska Native | 7,026   | 1.3     | 9,999   | 1.5     |
| Asian                             | 16,541  | 3.0     | 22,268  | 3.4     |
| Other race                        | 111,300 | 20.5    | 181,999 | 27.5    |
| Hispanic or Latino (of any race)  | 151,995 | 28.0    | 254,036 | 38.4    |

Source: U.S. Department of Commerce, Bureau of the Census, 1990 and 2000 Census.

\*Includes institutionalized population.

## ***Household Characteristics***

### **HOUSEHOLD TYPE**

Information collected on household type provides a good base for the analysis of a community's housing needs. The U.S. Census Bureau defines a household as all persons who occupy a housing unit. This may include single persons living alone, families related by blood or marriage, as well as unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories or other group living situations are enumerated separately and are not counted in household population.

Tables 3-6 and 3-7 show household characteristics for the County and City of Wasco. As Table 3-6 indicates, Female Heads-of-Household No Husband Present, and Householder Living Alone, increased or stayed the same from 1990 to 2000. Table 3-7 shows Wasco's household characteristics from 1980 to 2000.



**Table 3-6**  
**Kern County**  
**Household Type Characteristics**  
**1990 – 2000**

|                                        | 1990    | %     | 2000    | %     |
|----------------------------------------|---------|-------|---------|-------|
| Average Household Size                 | 2.92    | N/A   | 3.03    | N/A   |
| Family Households (Families)           | 135,925 | 74.9  | 156,401 | 75.0  |
| Married-Couple Families                | 105,004 | 57.9  | 114,025 | 54.6  |
| Female Householder, No Husband Present | 22,392  | 12.3  | 30,262  | 14.5  |
| Non-family Households                  | 45,555  | 25.1  | 52,251  | 25.0  |
| Householder Living Alone               | 36,854  | 20.3  | 42,379  | 20.3  |
| Householder 65 Years and Over          | 14,113  | 7.8   | 16,243  | 7.8   |
| Total Households                       | 181,480 | 100.0 | 208,652 | 100.0 |

Source: 1990 and 2000 Census

**Table 3-7**  
**City of Wasco**  
**Household Type Characteristics**  
**1980 - 2000**

|                                 | 1980  | 1990   | 2000   |
|---------------------------------|-------|--------|--------|
| Total Population                | 9,613 | 12,200 | 21,263 |
| Total Persons in Households     | 9,613 | 12,194 | 15,044 |
| Total Households                | 3,001 | 3,775  | 3,971  |
| Institutionalized Persons       | 0     | 6      | 6,201  |
| Male Headed Households          | 2,371 | 2,964  | 2,852  |
| Female Headed Households        | 630   | 811    | 1,119  |
| Elderly (65+) Headed Households | 753   | 1,056  | 827    |
| Average Household Size          | 3.20  | 3.23   | 3.79   |
| Families                        |       |        |        |
| Total Persons in Families       | 8,867 | 10,774 | 13,847 |
| Total Families                  | 2,416 | 2,704  | 3,403  |
| Average Family Size             | 3.67  | 3.77   | 4.07   |

Source: Census 2000 Summary File 1, 100 Percent Data

## HOUSEHOLD SIZE

Trends in household size can indicate the growth pattern of a community. Table 3-7 shows this data. Average household size will increase if there is an influx of larger families or a rise in the local birth rate. Household size will decline where the population is aging, or when there is an immigration of single residents outside childbearing age.

As shown in Table 3-7, average household size in Wasco was 3.23 persons per unit in 1990 and increased to 3.79

persons per unit in 2000. In comparison to Kern County, as shown in Table 3-6, 1990 average household size in Wasco is higher.

## OVERCROWDING

Overcrowding reflects the inability of households to buy or rent housing which provides reasonable privacy for each member. The definition used in the Housing Element is 1.01 or more persons per room, the same definition used in the 1990 and 2000 Census. The 1990 Census found 956 dwelling units of the total to be overcrowded in Wasco, or 27 percent of the housing stock (reference Table 3-8). Of these dwelling units, 304 (16.2 percent) were owner occupied and 652 (41 percent) were renter occupied. The number and percent of owner-occupied and renter-occupied housing units with five persons or more in 2000 was 753 (32.8 percent) and 549 (32.8 percent) housing units respectively. The percentage of overcrowded renter-occupied households in Wasco decreased from 41 percent in 1990 to 32.8 percent in 2000, thus indicating the City's ongoing efforts to promote large family housing.

**Table 3-8**  
**City of Wasco**  
**Occupancy by Persons Per Room, 1990\***

| Persons Per Room | 1990  |         | Tenure by |         | Tenure    |         |
|------------------|-------|---------|-----------|---------|-----------|---------|
|                  | Total | Percent | Owner     | Percent | by Renter | Percent |
| 0.50 or Less     | 1,292 | 37.2    | 905       | 48.2    | 387       | 24.3    |
| 0.51 to 1.00     | 1,223 | 35.2    | 668       | 35.6    | 555       | 34.8    |
| 1.01 to 1.50     | 424   | 12.2    | 153       | 8.2     | 271       | 17.0    |
| 1.51 to 2.00     | 287   | 8.3     | 96        | 5.1     | 191       | 12.0    |
| 2.01 or More     | 245   | 7.1     | 55        | 2.9     | 190       | 11.9    |
| Total            | 3,471 | 100     | 1,877     | 100.0   | 1,594     | 100.0   |

Source: 1990 U.S. Census

\*2000 U.S. Census data unavailable

New residential construction in Wasco in the 1990's primarily focused on larger three and four-bedroom single-family homes. The supply of ownership units for larger households is adequate. However, because large overcrowded families tend to fall disproportionately in low income groups, and because their numbers are increasing, the housing need of these families is one of the most difficult to alleviate.



## INCOME

The major factor which constrains the ability of households to obtain adequate housing is income, the ability to pay for adequate housing. Median income of a community, in comparison with median income for the county as a whole, is one key indicator used to determine housing needs. Median income is a statistic which marks the halfway point in a community's income distribution. Fifty percent of all households earn more than the median; fifty percent earn less. Table 3-9 shows Wasco's median household income for 1980 and 1990. In 1990, 29.1 percent of the population earned between \$15,000 and \$24,999. About 35 percent of the City's households earned less than \$15,000 per year in 1990. 2000 U.S. Census data is unavailable for median household income.

**Table 3-9**  
**Household Income Distribution**  
**City of Wasco**  
**1980 and 1990\***

| Annual Income        | 1980 | Percent | 1990  | Percent |
|----------------------|------|---------|-------|---------|
| Less than \$5,000    | 465  | 15.3    | 196   | 5.5     |
| \$5,000 to \$9,999   | 511  | 16.8    | 541   | 15.3    |
| \$10,000 to \$14,999 | 769  | 25.3    | 502   | 14.2    |
| \$15,000 to \$24,999 | 718  | 23.6    | 1,029 | 29.1    |
| \$25,000 to \$34,999 | 282  | 9.3     | 423   | 12.0    |
| \$35,000 to \$49,999 | 142  | 4.7     | 530   | 15.0    |
| \$50,000 or more     | 152  | 5.0     | 315   | 9.0     |

Source: 1980 and 1990 Census

\*Census Data is not available until mid-to-late 2002 for median household income

The Department of Housing and Urban Development and the State Department of Housing and Community Development have established four income classifications using the county median as a guideline for defining housing needs. In order to estimate and project need by income, the April 2001 Housing and Community Development Income limits for Kern County will be used (as updated annually). The current 2001 Kern County limits are shown in Table 3-10. Incomes are specifically defined as follows:

**Table 3-10**  
**Income Levels for Kern County**

| County       | Standard        | 1      | 2      | 3      | 4      | 5      | 6      | 7      | 8      |
|--------------|-----------------|--------|--------|--------|--------|--------|--------|--------|--------|
| KERN         | Very low income | 14,100 | 16,100 | 18,150 | 20,150 | 21,750 | 23,350 | 25,000 | 26,600 |
| Area Median: | Lower income    | 22,550 | 25,800 | 29,000 | 32,250 | 34,800 | 37,400 | 40,000 | 42,550 |
| \$40,300     | Median income   | 28,200 | 32,250 | 36,250 | 40,300 | 43,500 | 46,750 | 49,950 | 53,200 |
|              | Moderate income | 33,850 | 38,700 | 43,500 | 48,350 | 52,200 | 56,100 | 59,950 | 63,800 |

- Very Low Income: Less than 50 percent of the County median.
- Low Income: From 51 to 80 percent of the County median.
- Moderate Income: From 81 to 120 percent of the County median.
- Upper Income: More than 120 percent of the County median.

Table 3-11 indicates poverty status for the City of Wasco in 1990. In 1990, 27.2 percent of the population was below the poverty level. Related children under 18 years of age below poverty level was 13.1 percent of the population.

**Table 3-11**  
**Poverty Status**  
**City of Wasco**  
**1990**

|                                                     | Number | Percent |
|-----------------------------------------------------|--------|---------|
| Persons for whom poverty status is determined       | 12,172 | 100.0   |
| Below Poverty Level                                 | 3,308  | 27.2    |
| Persons 18 Years and Over Below Poverty Level       | 1,690  | 13.9    |
| Persons 65 Years and Over Below Poverty Level       | 149    | 1.2     |
| Related Children Under 18 Years Below Poverty Level | 1,597  | 13.1    |
| Related Children Under 5 Years Below Poverty Level  | 562    | 4.6     |
| Related Children 5 to 17 Years Below Poverty Level  | 1,035  | 8.5     |
| Unrelated Individuals Below Poverty Level           | 329    | 2.7     |

Source: 1990 U.S. Census

## HOUSING AFFORDABILITY

State and Federal standards for housing overpayment are defined as an income-to-housing cost ratio of 30 percent. Households paying more than this percentage of their income for shelter have less money left over for other necessities, such as food, clothing, utilities and health care. It is recognized, however, that Moderate and Upper Income households are generally capable of paying a larger proportion of their income on housing. Overpayment in these income groups is generally thought to include many first-time homebuyers that may be capable of spending more than 30 percent of their annual income in order to



attain home ownership. Therefore, estimates of housing overpayment generally focus on low-income groups.

The Kern COG Regional Housing Allocation Plan, which quantifies lower income households paying more than 30 percent of their income for shelter on a city-by-city basis, has allocated 193 additional units as Wasco's 2007 regional housing share for Low and Very Low Income Households. The distinction between renter and owner housing overpayment is important. Although homeowners may overextend themselves to afford to purchase a house, the owner is building equity and is likely to have fixed housing costs, or to have a relatively predictable increase in mortgage payments over time. In addition, the option to sell the home always remains.

The median home price listed in Wasco in January 2002 was \$80,700, compared to median home sales in the Bakersfield metro area which was \$115,500 in December 2001 and the State median for the year 2001 at \$276,940. The average home price was approximately \$95,000.

Mobile homes were considerably more affordable listing at an average price of \$37,013 with the median being \$34,900. Town homes and condominiums were also more inexpensive than single-family dwelling units with an average listing price of \$55,160 and a median price of \$46,000.

The median gross rent in Wasco in 1990 was \$271 as identified by the U.S. Census. The U.S. Census median gross rent for 2000 is unavailable until mid-to-late 2002. The average rent for a studio in 2001 was \$250, one bedroom \$355, two bedroom \$413, and three bedroom \$470. Median gross rent is usually lower than average rent.

## **SPECIAL NEEDS GROUPS**

Certain segments of the population may have more difficulty finding decent, affordable housing due to special circumstances. These "special needs" households include the elderly, handicapped persons, large families, female heads of household, farm workers, and homeless individuals. The number of special needs households and/or persons in Wasco is summarized in the following sections and tables. Chapter six will identify the goals, objectives and policies related to more special needs groups and Chapter seven will quantify this need and establish a five-year implementation plan.

## Elderly

The special needs of many elderly households often result from lower fixed incomes, physical disabilities, and dependence needs. As Table 3-12 shows, an estimated 676 households with elderly (65 years and over) occupants resided in Wasco in the year 2000. Wasco's elderly population is slightly lower than Kern County's and slightly higher than McFarland and Shafter's. The 65 years and over age group in Wasco decreased from 7.9 percent of the population in 1990 to 5.4 percent of the population in 2000. This is due to the prison inmate population. Escalating housing costs particularly in the rental market, can severely impact housing affordability for the elderly, who are usually on fixed incomes. Housing needs of the elderly can be addressed through congregate housing, rental subsidies, housing rehabilitation assistance, mortgage assistance programs, repair programs, and other types of homeowner assistance for seniors.

**Table 3-12**  
**Households With Elderly Occupants, 2000**

| Area        | Owner – Occupied      |                                     | Renter - Occupied     |                                     |
|-------------|-----------------------|-------------------------------------|-----------------------|-------------------------------------|
|             | Age 65+<br>Households | Percent of<br>Age 65+<br>Households | Age 65+<br>Households | Percent of<br>Age 65+<br>Households |
| Wasco       | 513                   | 22.3                                | 163                   | 9.7                                 |
| McFarland   | 209                   | 18.0                                | 64                    | 7.7                                 |
| Shafter     | 457                   | 22.8                                | 139                   | 10.8                                |
| Kern County | 31,070                | 24.0                                | 8,036                 | 10.2                                |

Source: Census 2000 Summary File 1 (SF 1), 100 Percent Data

## Disabled Population

U.S. Census data for 1990 indicated that approximately four percent of the total population of Wasco has some form or type of disability which may impede their ability to earn an adequate income or find suitable housing accommodations to meet their special needs. Therefore, many of the heads of household in this group may be in need of housing assistance. Households containing handicapped persons may also need housing with special features to allow better physical mobility for occupants.

Housing opportunities for the handicapped can be maximized through the provision of affordable, barrier-free housing. Special features may include: appropriate ramps, doorways, bathrooms, kitchen facilities, etc.



The California State Independent Living Council (SILO) conducted a study in 1999 on the impact of housing availability, accessibility, and affordability on people with disabilities. According to the study, "More than any other population group, people with disabilities are more likely to experience acute housing problems: problems of stigma and discrimination, affordability, and access to safe and decent housing."

In order to help the disabled find a fitting place to live, the National Accessible Apartment Clearinghouse (NAAC) provides them with a free service. NAAC is represented in over 43 States and over 155 major metropolitan areas nation-wide.

NAAC keeps an apartment database with over 46,000 specially designed apartments based on residents needs and desired locations. Prospective residents can receive a listing of all the accessible apartments in their geographical area of choice. The listings includes the accessibility features of each apartment community and individual apartment home.

NAAC maintains the only national database of accessible apartments and is a non-profit organization. The NAAC can be contacted by calling 1-800-421-1221. It is important that the city be aware of the changing size of its handicapped population, their status as heads of households, and their income level.

### ***Large Households***

Large households are defined as households with five or more persons. Large households may also have lower incomes, frequently resulting in the overcrowding of smaller dwelling units, and sometimes two or more persons per room. In 2000, there were 1,302 (32.8 percent) large households in Wasco, and 39,143 (18.8 percent) in Kern County. Large families may also have difficulty finding rental units that qualify for the Section 8 Housing Assistance Program, because larger units often exceed maximum rent limits, and there are fewer large units to choose from. The majority of apartments for rent are either one-bedroom or two-bedroom units. In addition, some landlords are reluctant to rent to large families. The housing needs of large families can be addressed through the expansion of existing smaller units, and the provision of new, affordably priced larger units.

Of all available dwelling units for sale in the City of Wasco in January 2002, approximately 25 percent had four or more bedrooms. One-third of these four-bedroom units were below the median housing price of \$80,700.

Table 3-13 provides 1990 and 2000 comparative information on the number and percentage of large families for Wasco, Bakersfield, and Kern County. In 2000, approximately 15 percent of households in Wasco had five or more persons, compared to approximately 16 percent in 1990. Wasco's percentage of large families decreased from 1990 to 2000, whereas Bakersfield and Kern County increased. Bakersfield's percentage of large households increased from 18 percent to 22 percent, and Kern County increased from approximately 22 percent to 25 percent.

**Table 3-13**  
**Large Families Within Wasco, Bakersfield, and Kern County**  
**1990 and 2000**

| Area        | 1990                     |                     | 2000                     |                     |
|-------------|--------------------------|---------------------|--------------------------|---------------------|
|             | Number of Large Families | % of Total Families | Number of Large Families | % of Total Families |
| Wasco       | 1,193                    | 16.2                | 998                      | 15.0                |
| Bakersfield | 8,052                    | 18.1                | 13,390                   | 22.0                |
| Kern County | 29,351                   | 21.6                | 38,801                   | 24.8                |

Source: 1990 and 2000 Census

#### ***Female-Heads of Household***

Households headed by women tend to have lower incomes, thus limiting housing availability for this growing group. According to the 2000 Census (reference Table 3-14), 16.8 percent of Wasco households were female heads of household, and 11.4 percent of that total had children under 18 years of age. Kern County had a lower percentage of female-head of household in 2000 at 14.5 percent.

While there is no definitive data regarding the housing tenure of this group, it can be assumed that income and expenditures of households in this special needs group preclude the option of home ownership for most of these households. Providing housing opportunities and assistance for female-heads of household relates both to affordability and services related to the care of children, such as daycare, schools and recreational facilities.



**Table 3-14**  
**Female Heads of Household**  
**2000**

| Area        | Total<br>Households | Female<br>Headed<br>Households | Percent of<br>all<br>Households | Female<br>Households         | Percent of<br>all<br>Households |
|-------------|---------------------|--------------------------------|---------------------------------|------------------------------|---------------------------------|
|             |                     |                                |                                 | with<br>Children<br>Under 18 |                                 |
| Wasco       | 3,971               | 667                            | 16.8                            | 452                          | 11.4                            |
| Kern County | 208,652             | 30,262                         | 14.5                            | 20,161                       | 9.7                             |

Source: 2000 U.S. Census

### ***Farm Workers***

The number of farmworkers in the City of Wasco and County of Kern is difficult to count and track. Unfortunately, there is a serious deficiency of data about the farmworker population including that this population is generally undercounted by the U.S. Census. The 1990 U.S. Census indicated that 30.6 percent of those employed in Wasco were in the "Farming, Forestry, and Fisheries" occupations. In Wasco, there are no migrant farmworker housing units, however, there are 199 farm labor units, and an additional 34 multi-family units are planned for construction in November, 2002. There is also a 44 (single-family) unit Self Help complex planned, which will offer 10 to 12 farm labor housing units. The Wasco Housing Authority monitors the housing needs of farmworkers and estimated that their needs are being met with the current number of farm labor units and those planned. The City's Zoning Ordinance does not distinguish farmworker housing from any other type of single or multi-family housing. As a result, if additional farmworker units are needed there is ample vacant land in the R-1, R-2, and R-3 zones to accommodate this need. Processing requirements and times are the same as those for other single- and multi-family housing and there are no additional permitting or regulatory requirements specific to farmworker housing. The City will continue to support and grant planning and development entitlements to housing projects, (including farmworker housing projects), which comply with applicable City Ordinances and State and Federal laws.

Other characteristics of migrant and seasonal farmworkers also make it difficult to collect data. They often do not have a fixed address and work intermittently in various

agricultural and non-agricultural occupations during a single year, with only casual employer-employee links. Many live in rural, often remote areas. Many have limited English-speaking abilities, relatively low educational levels and are unfamiliar with and even distrustful of government agencies and agents, including those who work for the Census Bureau. Inaccurate data makes it difficult to determine the seriousness of housing and other needs and the types of services required by this population.

While current information of farm workers is limited, data from the census, including the March 1997 Current Population Survey, reveals that approximately 55 percent of the state's agricultural workers were employed in the San Joaquin Valley, which includes Kern County, in 1996. The Migrant Health Program periodically seeks to obtain updated information about migrant and seasonal farmworkers, including where they are working and living and what crops are being harvested, in order to more appropriately target limited resources to areas of greatest migrant and seasonal farmworker need. Farmworkers have the lowest family income and highest poverty rate of any occupation surveyed by the Census Bureau. Farmworkers have the lowest educational attainment and are second from the lowest, after the private housekeeper occupation, in home ownership. Farmworkers have one of the lowest rates of health insurance coverage and are overwhelmingly non-citizens (including legal residents, workers with a permit, or undocumented).

Two main factors are behind the worsening housing shortage for farm workers: there are more farmworkers and many farmers have ceased to provide housing. A shrinking supply with an increasing demand has led to higher prices in rural areas, resulting in housing costs that are high relative to farmworker income. This has led to significant overpaying for housing and overcrowding of housing. The farmwork force is changing to include more solo male and unauthorized migrants. Most aim to maximize their savings and are unable or unwilling to pay prevailing rents for temporary housing. Since most farmers do not provide housing, and many publicly owned or managed facilities are restricted to families, the newest and neediest workers usually seek housing in regular rental markets, where several share a housing unit, and some sleep in cars and other unconventional places. Furthermore, about 600,000 unauthorized Mexican men



were legalized in 1987-1988. During the 1990s, many brought their families to the U.S. and many found non-farm jobs. Finding housing for these often large families from rural Mexico is difficult. The families are often larger than average and rent housing, but affordable rental units tend to be smaller than average.

The amount of farmworker housing registered with the state has declined dramatically in the last two decades. In 1955, growers registered more than 9,000 facilities to house migrant and seasonal workers. By 1982, only 1,414 employer-owned camps were registered. In 1994, only 900 camps were registered, with a capacity of 21,310 workers. In 1998, according to the Department of Housing and Community Development, there were only 500 farm labor camps registered. Not surprisingly, a 1995 study by the University of California at Davis estimated that 250,000 farm workers and their family members had inadequate housing, including 90,000 migrant workers and over 160,000 non-migrant seasonal farmworkers. The housing shortage was so severe that many workers were found packed ten or 12 into trailers and sleeping in garages, tool sheds, caves, fields and parking lots. Consequently, the major farmworker housing policy issue has shifted from regulating employer-provided housing to direct provision and/or management of farmworker housing.

- A majority of migrant farmworkers who do not live in government-sponsored labor camps live in seriously substandard conditions.
- Substandard housing conditions exist in areas with significant seasonal agricultural production.
- Housing conditions are a major problem for both single migrant workers and migrant families.
- Poor housing hurts migrant children's health, education, and general welfare.
- Local officials vary in their support for housing migrant families.

Employment on California farms has been increasing, as noted above, and shifting from farmers hiring workers themselves to having farm services firms such as farm labor contractors bring workers to farms. If current trends

continue, half of the hired worker employment will be by farm services firms by 2005. This suggests that farm services firms, not just farm operators, should be involved in farm worker housing programs.

HCD administers more than 20 programs that award loans and grants to local public agencies, private non-profit and for-profit housing developers, and service providers every year. This money supports the construction, acquisition, rehabilitation and preservation of affordable rental and ownership housing, childcare facilities, homeless shelters and transitional housing, public facilities and infrastructure, and the development of jobs for low-income workers. Many of these programs and funding sources can be utilized to provide housing for farmworkers.

### **Homeless**

Throughout the county, homelessness has become an increasing concern. General factors contributing to the rise in homeless include the lack of affordable housing to low and very low income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, and the deinstitutionalization of the mentally ill.

Achieving an accurate count of the homeless has eluded even the experienced census monitoring agencies. One methodology for calculating a fair estimate has been offered by the Department of Housing and Urban Development (HUD) in *A Report to the Secretary on the Homeless and Emergency Shelters* which utilized a combination of approaches to accomplish a range for estimating the number of homeless in any given area.

The highest end of the range uses an estimate of 25 homeless persons per 10,000 population and the low end of the range estimates 6.5 persons per 10,000 population. For Wasco the low estimate was used because of Wasco's rural, non-urban environment, and distance from major highways. Not including the prison population, and using the low end of the HUD methodology, it is estimated that Wasco might have had up to ten homeless persons in 2000.

Wasco's location off the main highway limits the number of transient homeless who pass through the community. Although there is no evidence of a homeless population in Wasco, the City is prepared if such a case does arise. Many of the City's religious and volunteer organizations



have food and clothing drives and regularly donate time to those less fortunate. Since the city does not deal with such issues with great frequency, the cost of operating a homeless shelter in Wasco would outweigh the benefits received. If such a case does arise, local volunteer organizations are notified. In order to provide a service to these few people per year; of which most of them are not citizens of Wasco, but are transient, the City combines its efforts with those programs in Bakersfield; a City which has sufficient people to be able to feasibly provide funding for homeless shelters.

## EMPLOYMENT

One of the factors that can contribute to an increase in demand for housing is expansion of the employment base. The 1990 Census classified 4,129 civilian and non-civilian persons in the Wasco labor force. Table 3-15 shows 1990 employment by industry for the City of Wasco. In Wasco, the "agriculture, forestry and fisheries" industry employed the most people with 33.2 percent. The second largest industry was the "retail trade" industry, which employed 682 persons.

**Table 3-15**  
**1990 Employment by Industry\***  
**City of Wasco**

| Industry                                  | Persons<br>Employed | Percent |
|-------------------------------------------|---------------------|---------|
| Agriculture, forestry, and fisheries      | 1,372               | 35.5    |
| Mining                                    | 100                 | 2.6     |
| Construction                              | 207                 | 5.4     |
| Manufacturing, nondurable goods           | 167                 | 4.3     |
| Manufacturing, durable goods              | 89                  | 2.3     |
| Transportation                            | 154                 | 4.0     |
| Communications and other public utilities | 98                  | 2.5     |
| Wholesale trade                           | 165                 | 4.3     |
| Retail trade                              | 682                 | 17.6    |
| Finance, insurance, and real estate       | 183                 | 4.7     |
| Business and repair services              | 153                 | 4.0     |
| Personal services                         | 61                  | 1.6     |
| Entertainment and recreation services     | 20                  | 0.5     |
| Health services                           | 88                  | 2.3     |
| Educational services                      | 330                 | 8.5     |
| Total                                     | 3,869               | 100     |

Source: 1990 U.S. Census

\*2000 Census data unavailable until mid-to-late 2002.

Table 3-16 lists the major employers in Wasco in 2000. The Wasco State Prison was the largest employer at 1,300 persons employed. The second largest employer was the Bear Creek Production Company (1,100 employees) and the third largest employer was the Wasco Union Elementary School District (360 employees).

**Table 3-16**  
**Major Employers in Wasco**

| Employer                                 | Address                              | No. of Employees |
|------------------------------------------|--------------------------------------|------------------|
| Wasco State Prison                       | 701 Scofield Wasco, CA 93280         | 1,300            |
| Bear Creek Production Co. (Rose Growers) | 29341 Kimberlina Rd. Wasco, CA 93280 | 1,100            |
| Wasco Union Elementary School District   | 639 Broadway Wasco, CA 93280         | 360              |
| Wasco Union High School District         | 1900 7th Street Wasco, CA 93280      | 121              |
| K-Mart                                   | 2785 Highway 46 Wasco, CA 93280      | 100              |
| Novartis                                 | 720 5th Street Wasco, CA 93280       | 70               |
| City of Wasco                            | 746 8th Street Wasco, CA 93280       | 50               |
| Save Mart Supermarket                    | 2425 Highway 46 Wasco, CA 93280      | 34               |
| Semi-Tropic Water Storage District       | 1017 Central Avenue Wasco, CA 93280  | 34               |
| Savage Coal Service Company              | 1040 "H" Street Wasco, CA 93280      | 35               |
| Pioneer Equipment                        | 1400 "J" Street Wasco, CA 93280      | 22               |

Source: Wasco Chamber of Commerce, 2000

### ***Housing Unit Characteristics and Their Relationship to Housing Need***

#### **HOUSING UNITS**

Table 3-17 identifies the total housing units for Wasco, Bakersfield, McFarland, Shafter, and Kern County in 2000. Total housing units for Wasco in 2000 was 4,256, up 18.3 percent (659 units) from 1990.

#### **OCCUPIED HOUSING UNITS**

Table 3-18 identifies total occupied housing units, and owner and renter occupied housing units for Wasco, Bakersfield, and Kern County. Occupied housing units in Wasco increased from 3,471 in 1990 to 3,971 in 2000. Kern County's total occupied housing units increased 15 percent from 1990 to 2000 to total 208,652 occupied housing units.



**Table 3-17**  
**Occupied Housing Units by Jurisdiction, 2000**

| Area        | Total Housing Units | Occupied Housing Units | Vacant Housing Units |          |               |                              |                                              |                     |              |
|-------------|---------------------|------------------------|----------------------|----------|---------------|------------------------------|----------------------------------------------|---------------------|--------------|
|             |                     |                        | Total Vacant         | For Rent | For Sale Only | Rented or Sold, Not Occupied | For Seasonal, Recreational or Occasional Use | For Migrant Workers | Other Vacant |
| Wasco       | 4,256               | 3,971                  | 285                  | 103      | 58            | 24                           | 12                                           | 3                   | 85           |
| Bakersfield | 88,262              | 83,441                 | 4,821                | 2,187    | 1,018         | 309                          | 268                                          | 3                   | 1,036        |
| McFarland   | 2,031               | 1,990                  | 41                   | 12       | 3             | 8                            | 3                                            | 1                   | 14           |
| Shafter     | 3,624               | 3,293                  | 331                  | 142      | 51            | 8                            | 7                                            | 5                   | 118          |
| Kern County | 231,564             | 208,652                | 22,912               | 7,029    | 3,409         | 1,267                        | 5,738                                        | 202                 | 5,267        |

Source: 2000 U.S. Census

**Table 3-18**  
**Owner and Renter-Occupied Housing Units**  
**Wasco, Bakersfield, and Kern County, 2000**

| Area        | Total Housing Units | Occupied Housing Units | Owner                  |                                      | Renter                 |                                       |
|-------------|---------------------|------------------------|------------------------|--------------------------------------|------------------------|---------------------------------------|
|             |                     |                        | Occupied Housing Units | Percent Owner Occupied Housing Units | Occupied Housing Units | Percent Renter Occupied Housing Units |
| Wasco       | 4,256               | 3,971                  | 2,297                  | 57.8                                 | 1,674                  | 42.2                                  |
| Bakersfield | 88,262              | 83,441                 | 50,502                 | 60.5                                 | 32,939                 | 39.5                                  |
| Kern County | 231,564             | 208,652                | 129,609                | 62.1                                 | 79,043                 | 37.9                                  |

Source: 2000 U.S. Census

The percentage of owner-occupied housing units in Wasco in 2000 was 58 percent, and 42 percent for renter occupied housing units. In 1990, the percentage of owner-occupied housing units was 54 percent and renter-occupied housing units was 46 percent. The percentage of owner-occupied housing units in Wasco has increased from 1990 to 2000.

#### **SINGLE/MULTIPLE FAMILY HOUSING UNITS**

Referencing Table 3-19, the percentage of single-family housing units declined in Wasco between 1980 and 1990 from 77.5 percent to 72.1 percent, while the percentage of multiple family housing units increased from 19.4 percent to 24.6 percent. The percentage of mobile homes increased from 3.2 percent to 3.3 percent during the same time period. 2000 Census data is not available until mid-to-late 2002 for housing units by type. Therefore, year 2000 State

**Table 3-19**  
**City of Wasco**  
**Total Housing Units by Type, 1980 - 2000**

| Units in Structure     | 1980  | % of<br>Total | 1990  | % of<br>Total | 2000* | % of<br>Total |
|------------------------|-------|---------------|-------|---------------|-------|---------------|
| Single Family Dwelling | 2,451 | 77.5          | 2,827 | 72.1          | 3,076 | 69.8          |
| Two to Four Units      | 369   | 11.7          | 483   | 12.3          | 585   | 13.3          |
| Five or More Units     | 243   | 7.7           | 481   | 12.3          | 583   | 13.2          |
| Mobile Homes           | 101   | 3.2           | 129   | 3.3           | 163   | 3.7           |
| Total                  | 3,164 | 100           | 3,920 | 100           | 4,407 | 100           |

\*2000 Data is based on Department of Finance Projections, 2000 U.S. Census data is unavailable  
Source: 1980 and 1990 U.S. Census

Department of Finance data was used for the year 2000. The majority of units built in the last few years and those proposed are single-family.

Because land is abundant and very inexpensive by State standards, single-family dwelling units are the preferred dwelling unit type and is reflected in demand. This is also reflected in the vacancy rates.

The housing stock in Wasco is typical of many communities in Central and Southern California. The vast majority of housing units in the City were built after World War II. Approximately 88 percent of all the housing units in the City were built after 1950 (reference Table 3-20). The decade 1980 to 1989 experienced the most new construction at 870 units.

**Table 3-20**  
**City of Wasco**  
**Age of Housing Stock**

| Year Structure Built | Number |
|----------------------|--------|
| 1939 or Earlier      | 192    |
| 1940 to 1949         | 309    |
| 1950 to 1959         | 854    |
| 1960 to 1969         | 611    |
| 1970 to 1979         | 742    |
| 1980 to 1989         | 870    |
| 1990 to 1999         | 678    |
| Total                | 4,256  |

Source: 1990 and 2000 U.S. Census



## **VACANCY RATES**

Considering information provided in Table 3-17, the total vacancy rate in 2000 was 6.7 percent for Wasco and 9.9 percent for Kern County. These vacancy rates include dilapidated units, seasonal units, units rented or sold and waiting for occupancy, units held for occasional use and units held off the market for other reasons.

By comparison 3.5 percent (126 units) of the City's total housing stock was vacant in 1990 in comparison to 285 dwelling units in the year 2000, a 126 percent increase in the number of vacant units. Of the 285 dwelling units in the City of Wasco in the year 2000 that were vacant, 36 percent were for rent and 20.3 percent were for sale. By comparison, Kern County's vacancy rate in 2000 was 9.9 percent, 3.2 percent higher than Wasco.

## **HOUSING QUALITY**

As a part of the development of the 2002 Housing Element, a citywide housing quality survey was conducted, which was completed in January 2002. A representative sample was completed for every Census Tract of significant residential use. The sample size was based on HCD's sampling requirements contained in HCD's Program Guidelines. The survey and sampling methodologies in Appendix A were confirmed with HCD and the completed tabulation appears in Table 3-21.

## **SURVEY CRITERIA**

The State of California Department of Housing and Community Development (HCD) recognizes a housing quality survey point system which adequately reflects and rates serious health and safety issues such as roof and foundation structural integrity and adequate protection from the elements provided by secure windows and sound framing, stucco and other siding. For the purposes of estimating the extent of housing quality or degradation, HCD's guidelines require a minimum number of housing units be surveyed dependent on the quantity of housing units within the area of study.

The ratings are defined by HCD as:

**SOUND** - a unit that appears new or well maintained and structurally intact. The foundation should appear structurally undamaged and there should be straight rooflines. Siding, windows, and doors should be in good repair with good exterior paint condition. Minor problems such as small areas of peeling paint and/or other maintenance items are allowable under this category. A sound unit will reflect nine or fewer points on survey.

**Table 3-21  
Sample Field Survey Tabulation**

|                 | Total<br>Units In | Total Units<br>In Survey | Sound | %<br>Sound | Minor | %<br>Minor | Moderate | %<br>Moderate | Substantial | %<br>Substantial | Dilapidated | %<br>Dilapidated | Total Units<br>Needing<br>Work | %<br>Needing<br>Work |
|-----------------|-------------------|--------------------------|-------|------------|-------|------------|----------|---------------|-------------|------------------|-------------|------------------|--------------------------------|----------------------|
|                 | 4,256             | 845                      | 742   | 87.8       | 14    | 1.7        | 7        | 0.8           | 0           | 0.0              | 1           | 0.1              | 22                             | 2.6                  |
| Total Surveyed  |                   | 845                      | 742   | 87.8       | 14    | 1.7        | 7        | 0.8           | 0           | 0.0              | 1           | 0.1              | 22                             | 2.6                  |
| Estimated Total | 4,256             |                          | 3,737 | 87.8       | 71    | 1.7        | 35       | 0.8           | 0           | 0.0              | 5           | 0.1              | 111                            | 2.6                  |



MINOR – a unit that shows signs of deferred maintenance, or which needs only one major component such as a roof.

MODERATE – a unit in need of replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.

SUBSTANTIAL – a unit that requires replacement of several major systems and possible other repairs (e.g. complete foundation work, roof structure replacement and re-roofing, as well as painting and window replacement.)

DILAPIDATED – a unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is non-existent, not fit for human habitation in its current condition, may be considered for demolition or at minimum, major rehabilitation will be required.

It is important to note that this rating is based on exterior conditions only and actual rehab needs will be higher.

Overall, only 111 units are estimated to need repairs, with five being dilapidated, 35 needing moderate rehabilitation, and 71 needing minor rehab. The survey sample size was approximately 845 housing units. Undoubtedly there are more units in need of repair if interior conditions were included in the survey. Also, the rear and side yards of most dwelling units are inaccessible to survey crews to assist in the housing quality determination.

#### **ALTERNATIVES TO TRADITIONAL SINGLE-FAMILY HOUSING**

New housing alternatives often evolve into the market when the traditional housing supply cannot meet the needs of segments of the population. Until the late 1970s, high-valued, single-family housing had been in demand across the county as an investment, a hedge against inflation, and as a preferable place to raise a family. However, with the changing economy, including high interest rates, moderate and lower income groups and first-time homebuyers were priced out of the traditional single-family housing market in the early 1980s. The interplay of these factors led to a search for alternatives to traditional single-family housing. Condominiums are one of these alternatives; mobile homes and manufactured housing are another.

#### ***Condominiums***

Condominiums have been offered as a moderately priced, low-maintenance housing alternative for single, retired

persons, "empty nesters", and urban professionals. This type of housing has enabled a larger segment of the population to achieve home ownership. However, monthly fees for exterior maintenance, management, and other common services often increase monthly costs, negating some of the savings derived from the relatively lower selling price of certain condominiums.

There are very few condominium units in the Wasco city limits. Trends since the mid-1980's are not available because the condominium market has been inactive.

### ***Mobile Homes***

Mobile homes are a less expensive housing alternative than conventional homes. Since mobile homes are prefabricated, they require less on-site labor than construction of a conventional house. Mobile homes are not inspected by city building officials. Mobile homes and manufactured homes may be allowed in single-family residential zones provided they meet building code and zoning standards.

Buyers of mobile homes include not only the elderly, but also working families and individuals who have been priced out of the traditional housing market.

### ***Manufactured Housing***

Manufactured and factory-built homes are yet another option for less expensive housing than traditional single-family home construction. Manufactured homes are constructed to comply with national building codes and standards. All manufactured Homes built since 1976, must conform to the National Manufactured Home Construction and Safety Standards, a national uniform building code commonly called the "HUD Code." This code is administered by the U.S. Department of Housing and Urban Development.

The HUD Code regulates home design and construction, durability, fire resistance, energy efficiency, and the installation and performance of heating, plumbing, air conditioning, thermal and electrical systems.

Many manufactured homes are indistinguishable from their site-built counterparts in construction and appearance. In California, over 60 percent of new manufactured homes sold are sited on lots in urban, suburban or rural neighborhoods. Facilitating this opportunity are state laws (Government Code Sections 65852.3 and 65852.4) which



allow manufactured homes to be sited on any residential lot, providing the home meets local development standards.

Also, covenants, conditions and restrictions adopted on or after January 1, 1998, cannot forbid the siting of a manufactured home on a residential lot, as long as the home can meet the same architectural standards as site-built homes in the neighborhood. (California Civil Code Section 714.5.)

The cost of the average new manufactured home sold during 2001 was \$52,900 without land. The price range of new manufactured homes sold during 2000 was \$18,295 to \$199,500. During 2000, construction costs per square foot for a new manufactured home averaged \$42.39 compared to \$56.29 per square foot for a comparable site-built home.

Today's manufactured homes are growing in popularity for local governments and redevelopment agencies for urban in-fill and redevelopment projects. Manufactured housing is attractive for this use because of its cost effectiveness and the ability to design a home compatible with the local neighborhood that will fit in any lot with relative ease.

Manufactured homes are available with stucco or wood siding; roofs of tile or composition shingles, and dramatic windows. Architectural styling includes traditional ranch, cape cod, southwest and Mediterranean etc. Exteriors can be designed to be compatible with any local neighborhood. Attached garages or carports are available for most homes. A limited number of two-story models are even available.

## **FINANCING COSTS**

One of the most significant factors related to the provision of adequate housing for all segments of the population is the availability of affordable financing. Effective mortgage interest rates for the years 1980 through 2000 can be found in Table 3-22.

As of January, 1990, the median income household making \$2,400 per month could theoretically afford a monthly housing payment of \$800 at the three-to-one income-to-payment ratio, an amount slightly exceeding the \$654 payment required for the purchase of a median priced home valued at \$89,700 (1990 median sales price for existing homes) and financed at 8.5 percent interest with a five percent down payment. When interest rates are raised to nine percent, the monthly housing payment would increase

**Table 3-22**  
**Effective Rate on Conventional Home**  
**Mortgage Loans, Annual Averages**  
**1980 - 2000**

|      | Annual Average |
|------|----------------|
| 1980 | 13.74          |
| 1981 | 16.63          |
| 1982 | 16.04          |
| 1983 | 13.24          |
| 1984 | 13.88          |
| 1985 | 12.43          |
| 1986 | 10.19          |
| 1987 | 10.21          |
| 1988 | 10.34          |
| 1989 | 10.32          |
| 1990 | 10.13          |
| 1991 | 9.25           |
| 1992 | 8.39           |
| 1993 | 7.31           |
| 1994 | 8.38           |
| 1995 | 7.93           |
| 1996 | 7.81           |
| 1997 | 7.60           |
| 1998 | 6.94           |
| 1999 | 7.44           |
| 2000 | 8.05           |

Source: Freddie Mac, Monthly Average Commitment Rate and Points on 30-Year Fixed-Rate Mortgages

to \$684. In 1990, interest rates began declining to an average of 10.0 percent. By June 1991, local lenders were offering interest rates averaging as low as 9.5 percent on a 30-year mortgage. In September and October 1991, eight to eight and one-half percent interest rates were available from local lenders. The annual average interest rate has been below 9.25 since 1991. 1998 saw an annual average of 6.94 with 1999 increasing to 7.44, and 2000 to 8.05. In 2001, interest rates ranged from a high of 7.16 in June to a low of 6.45 in November. The National Association of Homebuilders forecast a fixed-rate of 6.9 percent for 2002, and 7.8 percent for 2003.

***Mortgage Lending Trends in California***

Currently the mortgage lending market is enjoying a boom in refinancing, the biggest since 1998, which encourages



some to predict that lower housing costs will free up consumer dollars for other uses, including remodeling.

Some economists believe that lowered consumer confidence will cause some buyers to shy away from purchasing a home, while others believe that the low interest rates promised by the shaky economy will prove to be too irresistible not to buy. As of October, the Federal Reserve had cut interest rates ten times in 2001, in an attempt to help the economy bounce back from a recession.

As of November 2001, the national average first-year interest rate on adjustable rate mortgages or ARMs, stood at 5.22 percent. That was approximately 1.8 percent below the average rate of 7.02 percent on a 30-year fixed-rate loan. The ARM has an advantage over the fixed rate: it could stay below the lifetime cap. But the hope of saving money with an ARM often does not compensate for the risk of defaulting, should interest rates rise. The guiding principle in using ARMs prudently is to ensure that borrowers can afford the worst-case interest rate or cap.

#### ***Loans for Existing Homes, Wasco Trends***

A variety of loan programs and lower mortgage rates were used in the Wasco area during the previous Housing Element. Conventional and FHA financing took big leaps forward, indicating a drop in interest rates. The following example was given of a typical conventional single-family loan as of October 2001.

#### ***Typical Loan***

|                       |                                                                                                |
|-----------------------|------------------------------------------------------------------------------------------------|
| Loan Amount           | ▪ \$80,000 to \$100,000                                                                        |
| Down Payment          | ▪ Ten percent or more/10,000 on a 100,000 loan.                                                |
| Average Interest Rate | ▪ Seven percent fixed.                                                                         |
| Average Loan Fees     | ▪ One and a half percent plus one point. Loan fees and points are typically paid by the buyer. |





**CHAPTER FOUR**  
**LAND FOR HOUSING**





## CHAPTER FOUR - LAND FOR HOUSING

### *Housing Sites*

The focus of the Housing Element is the social and economic concerns of residential development. Issues such as potential housing sites and delivery of urban services are generally discussed in this document. More detailed information is available in the General Plan Land Use Element.

### *Land Availability*

The City of Wasco follows established standards for the development of housing in the area. Criteria for assessing the suitability of housing sites is outlined below. These requirements are sometimes based on, or directly incorporated, as a result of criteria set forth by public agencies such as the Department of Housing and Urban Development (HUD) or the Farmers Home Administration (FmHA); therefore, requirements imposed by these agencies are identified.

The Inventory of Available Land indicates that there are 217 acres of land available for residential development, and 25 infill housing sites. Based on this inventory and typical yields, there is adequate zoned land that is serviced by infrastructure to accommodate at least 1,935 additional dwelling units. Table 4-1 indicates the average and maximum dwelling units per acre and dwelling unit potential by zone for Wasco. There is presently no minimum density.

**Table 4-1  
Inventory of Available Incorporated Land  
February 2002**

| Zone   | Max Dwelling Units Per Acre | Average Dwelling Units Per Acre | Vacant Acres | Dwelling Unit Potential | Max Dwelling Unit Potential |
|--------|-----------------------------|---------------------------------|--------------|-------------------------|-----------------------------|
| R-1    | 7.0                         | 4.0                             | 120.43       | 482                     | 843                         |
| R-1-10 | 5.0                         | 3.0                             | 2.1          | 6                       | 11                          |
| R-1-8  | 6.0                         | 3.5                             | 19.39        | 68                      | 116                         |
| R-2    | 16.0                        | 15.0                            | 29.54        | 443                     | 473                         |
| R-3    | 29.0                        | 20.0                            | 45.53        | 911                     | 1,320                       |
| Total  |                             |                                 | 216.99       | 1,910                   | 2,763                       |

Source: 2002 Vacant Land Survey

Note<sup>1</sup>: R-1 = 4.0 - 7.0 Dwelling Units Per Acre  
R-1-10 = 3.0 - 5.0 Dwelling Units Per Acre  
R-1-8 = 3.5 - 6.0 Dwelling Units Per Acre  
R-2 = 15.0 - 16.0 Dwelling Units Per Acre  
R-3 = 20.0 - 29.0 Dwelling Units Per Acre

Note<sup>2</sup>: Presently no minimum density.

Table 4-1 shows the dwelling unit potential by residential zoning for the City of Wasco. The vacant land designated for residential uses within the City of Wasco could accommodate an additional 1,910 units, resulting in a total holding capacity of 6,166 units. The projected 2007 housing stock for Wasco according to the Regional Housing Allocation Plan is 4,738. The vacant residentially zoned parcels in the City limits vary in size and can accommodate major and minor subdivisions. There are approximately 293 vacant residentially zoned parcels in Wasco which are 10,000 square feet or less, 21 parcels 10,000 square feet to one acre, and 21 parcels greater than one acre in size.

Emergency shelters and transitional housing are allowed in the R-1, R2, and R-3 zones by right, and do not require a CUP. They are allowed as a conditional use in the P-0 and C-2 zones. If the need for emergency housing and/or transitional housing arises the City's processing requirements and times are the same as those for single and multi-family.

Table 4-1A shows vacant parcels by size and zoning classification in the City of Wasco. The R-1 zone has 135 parcels 10,000 square feet or less, four parcels 10,000 square feet to one acre, and seven parcels one acre or larger. The R-2 zone includes 24 parcels 10,000 square feet or less, four parcels 10,000 square feet to one acre, and three parcels more than one acre in size. The R-3 zone includes 103 parcels 10,000 square feet or less, 11 parcels 10,000 square feet to one acre, and six parcels larger than one acre.

**Table 4-1A**  
**Vacant Parcels by Size and Zoning Classification**

| Zone       | Vacant Parcels by Size    |                               |                         |
|------------|---------------------------|-------------------------------|-------------------------|
|            | 10,000 Sq. Ft.<br>or Less | 10,000 Sq. Ft.<br>to One Acre | One Acre and<br>Greater |
| R-1        | 135                       | 4                             | 7                       |
| R-1-<br>10 | 10                        | 1                             | 0                       |
| R-1-8      | 0                         | 0                             | 1                       |
| R-2        | 24                        | 4                             | 3                       |
| R-3        | 103                       | 11                            | 6                       |
| Total      | 272                       | 20                            | 17                      |

Source: City of Wasco



## ***City Infrastructure***

The ability of a City to provide an adequate housing supply is also closely linked to the capacity of the City's infrastructure. Decreases in public funds available for such improvements, and the corresponding need for providing services to developing areas, are likely to create some of the most significant problems of the current decade.

## ***Streets and Roads***

The General Plan's Circulation Element (adopted 2001) identified major roadways (i.e. freeways, highways, and collectors) to accommodate circulation needs through the year 2010. Wasco's Circulation Plan serves to designate these roads in the City that, under State law, constitutes the City's select system of major roads. This designation is used to determine the eligibility of roads for improvement with certain specified Highway User Tax Funds.

The term "level of service" is used to describe the quality or ease of traffic movement for operating conditions that may occur on a roadway segment as it accommodates various traffic volumes. There are six levels of service, "A" through "F", that relate to driving conditions. LOS "A" indicates free flow conditions with little or no delays, and LOS "F" indicates that traffic volume exceeds capacity. In capacities of existing Roadways to accommodate traffic is considered good, with the exception of a.m. and p.m. peak demand periods when employment related commuter traffic is at its highest, the majority of the City's roadways are level of service "A" or "B". Traffic volumes do not pose a significant constraint on the provision of additional housing units during the planning period.

## ***Water***

The source of domestic water for the City of Wasco is groundwater, drawn from seven groundwater wells. Currently, there are six wells in operation and the seventh is used as needed. In general, the groundwater quality of the City is good and low in mineral content. Together, the existing seven potable wells produce between 6,300 and 11,900 gallons per minute (gpm). Based on the current consumption and capacities, the City has the capacity to serve 25,000 persons. The additional 482 dwelling units needed in Wasco by 2007 will not pose as a constraint on the development of new housing.

## ***Sanitary Sewer***

The City of Wasco wastewater treatment plant currently receives total annual flows of 1.8 million gallons daily (mgd); the plant is rated at 3.0 mgd based on the design capacity of the treatment facility.

The City of Wasco's sanitary sewer system is comprised of two major components, the collection system including gravity collection mains, manholes, service laterals, pump stations and trunk sewer mains, and the Wastewater Treatment Plant including the influent structure and raw sewage lift station agridchamber and flow-meter, a splitter box and two primary clarifiers, two trickling filters, an aerated setting lagoon, a septage pump, three sludge digesters, five sludge drying beds, a control house, and a laboratory building.

At the existing flow rate of approximately 4.5 gallons per average per day, the present 3.0 mgd capacity can accommodate a population of 26,100. The sanitary sewer collection system is adequate to provide the necessary infrastructure to serve the projected 482 dwelling units during the planning period.



## **CHAPTER FIVE**

# **CONSTRAINTS TO HOUSING PRODUCTION**





## CHAPTER FIVE - CONSTRAINTS TO HOUSING PRODUCTION

The development industry is faced with a variety of constraints in the construction of new housing. These constraints limit the number and increase the cost of housing units, which are constructed and may be loosely classified as governmental and non-governmental, although there is a strong interrelationship between these factors.

As noted in Chapter Two, the Housing Element Committee reviewed the previous Housing Element goals, policies and programs in five public meetings held in January and February 2002. In addition to recommending changes in policies and programs, the Housing Element Committee identified real and perceived constraints to the provision of adequate housing facilities in the City of Wasco. This Chapter identifies those constraints and recommends provisions to eliminate or reduce them to acceptable levels.

Chapter Four discussed infrastructure availability and as discussed previously, the projected growth will not have a significant impact on sewer, water or storm drain systems in the community. Specific constraints are discussed in more detail in the following paragraphs.

### ***Governmental Constraints***

Governmental constraints are potential and actual policies, standards, requirements, fees, or actions imposed by the various levels of government on development, which serve to insure public safety and welfare with respect to housing construction and land use issues. Federal and State programs and agencies play a role in the imposition of non-local governmental constraints and are beyond the influence of local government, and therefore cannot be effectively addressed in this document.

Senate bill 975 could have a significant impact on the construction or rehabilitation of affordable housing units for low or moderate-income persons. This bill would require public works and affordable housing financed through the use of public funds to pay prevailing wages. Existing law generally defines "public works" to include construction, alteration, demolition, or repair work done under contract and paid for in whole or in part out of public funds. This bill redefined "public works" to include any improvements that are "paid for in whole or in part with public funds" including payments, transfers, credits,

reductions, waivers, and performances of work, but does not include the rehabilitation of certain qualifying affordable housing units for low or moderate-income persons, as specified.

Analysis of potential local governmental constraints are as follows:

## LAND USE CONTROLS

Land use controls are minimum standards included within City Zoning and Subdivision Ordinances. Zoning is a means of ensuring that the land uses in the community are properly situated in relation to one another and providing adequate space for each type of development. Zoning regulations also control such features as height and bulk of buildings, lot area, yard setbacks, population density, the building use, etc. If zoning standards are significantly more rigid than private sector design standards and do not allow sufficient land use flexibility, then development costs could increase and housing production may decrease. Table 5-1 lists development standards by zoning district for the City of Wasco.

**Table 5-1**  
**City of Wasco**  
**Development Standards by Zoning District**

| Zoning District | Minimum Lot Size | Lot Coverage | Height Restriction | Parking Requirement | Front Setback | Side Setback | Rear Setback | Design Restrictions | Permitted Uses     |
|-----------------|------------------|--------------|--------------------|---------------------|---------------|--------------|--------------|---------------------|--------------------|
| R-1             | 6,000            | 40%          | 35 Ft.             | 2                   | 25            | 5            | 15           | None                | SF <sup>1</sup>    |
| R-1-10          | 10,000           | 15%-50%      | 35 Ft.             | 2                   | 25            | 5            | 15           | None                | SF <sup>3</sup>    |
| R-1-8           | 8,000            | 40%          | 35 Ft.             | 2                   | 25            | 5            | 15           | None                | SF <sup>2</sup>    |
| R-2             | 6,000            | N/A          | 35 Ft.             | 2                   | 25            | 5            | 15           | None                | SF/MF <sup>4</sup> |
| R-3             | 6,000            | N/A          | 45 Ft.             | 2                   | 25            | 5            | 5            | None                | SF/MF <sup>5</sup> |

<sup>1</sup> See Wasco Zoning Ordinance for additional permitted uses, Chapter 17.06

<sup>2</sup> See Wasco Zoning Ordinance for additional permitted uses, Chapter 17.07

<sup>3</sup> See Wasco Zoning Ordinance for additional permitted uses, Chapter 17.08

<sup>4</sup> See Wasco Zoning Ordinance for additional permitted uses, Chapter 17.09

<sup>5</sup> See Wasco Zoning Ordinance for additional permitted uses, Chapter 17.10

Source: Wasco Zoning Ordinance, 1987

The City of Wasco General Plan Land Use Element provides a range of residential building types and densities in various areas of Wasco. Densities will range from five units per acre for single-family to 29 units per acre for multi-family developments which is consistent with housing law.



The current zoning ordinance for the City of Wasco contains a cluster-combining district (C-L) overlay zone that allows greater design flexibility and planning than the strict application of conventional single-family land use and development criteria. The C-L zone enables clustering of units, mixing of uses and building types, as well as establishment of special development standards and criteria, which respond to the particular features of a site. This flexibility allows for more efficient infrastructure designed through clustered development, decreasing the cost per unit for development projects. The amount of cost reduction to be realized varies with the site. However, experience in other communities suggests that savings of approximately 25 percent per unit can be achieved. The clustering approach, coupled with density bonuses, can enhance Wasco's role as an affordable housing resource, and can be beneficial in meeting the housing needs of special groups (seniors, disabled, etc.).

The Wasco zoning ordinance was reviewed and a summary of potential impediments to the provision of housing were identified in a 1996 report entitled "Kern County Analysis of Impediments to Fair Housing Choice". These potential constraints are identified in Chapter two of this document and removal of these constraints is included in this 2002 Housing Element. A summary of the constraints to be resolved in the five-year implementation plan are as follows:

The Kern County Analysis of Impediments to Fair Housing Choice (July 1996) indicated that there were no identified impediments to fair housing in the community.

The Subdivision Ordinance governs the process of converting raw land into building sites. It allows the City to control the internal design of each new subdivision so that its pattern of streets, lots, public utilities, setbacks, height restrictions, parking space requirements, etc. will be safe, pleasant and economical to maintain. Overly restrictive standards will result in greater land development costs and/or lack of development interest. These requirements are similar to those in neighboring communities and are not seen as a constraint to the development of new housing.

The Subdivision Ordinance requires on and off site improvements that are similar to the requirements of other cities in Kern County. The Subdivision Ordinance does not create any undue obstacles or constraints in the provision of any housing type.

#### **AT RISK HOUSING UNITS**

Section 65583(a) of the Housing Element Law requires that there be an analysis of existing or potential "at-risk" assisted housing developments, which are eligible to convert to market-rate housing over the next ten (10) years. The conversion may be due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. "Assisted housing development" are multi-family rental housing projects that receive or have received government assistance under federal programs listed in subdivision (a) of Section 65835.10, state and local multi-family revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees.

In the City of Wasco, as of February 2002, there are no units or projects in the process of "opting out".

Tenant based Section 8 assistance remains available in the City administered through the Kern County Housing authority. Under the voucher program, the tenant is provided with a voucher of a fixed amount based on the discrepancy between Fair Market Rent and affordable housing cost at 30 percent of the applicant's household income. The tenant can reside in any rental property he or she chooses, and is not limited to properties registered with the Housing Authority.

#### **BUILDING CODES**

Building Codes regulate the physical construction of dwellings and include plumbing, electrical and mechanical improvements. The City currently enforces the 1997 Uniform Building Code, as established by State law, and has little control over these standards. The Uniform Building Code is updated from time to time and a more recent version may be adopted during the 2002-2007 planning period.

The Building Division of the Planning and Community Development Department is responsible for the enforcement of the Uniform Building Code in the City. The Building Division provides plan-checks and inspections. Building code enforcement is basically



conducted through scheduled inspections of new construction, remodeling, and rehabilitation projects. Inspections are also conducted in response to public complaints or an inspector's observation that construction is occurring without proper permits. Local enforcement of these codes does not add significantly to the cost of housing in Wasco.

## **SITE IMPROVEMENT**

Site improvements are regulated by the Subdivision Ordinance and through conditions and standards imposed through the City Site Plan Review process. Site improvements include such things as required off-street parking, landscaping, walls, sewer and water systems, etc. To reduce housing costs, the City attempts to require only those improvements that are deemed necessary to maintain public health, safety, and welfare.

## **FEES**

Although development fees do contribute to the total cost of housing development, the extent to which these costs are passed on to the consumer depends on price sensitivity of each housing type and the ability of housing developers to absorb such cost increases and still maintain acceptable profit margins. Where increased costs cannot be absorbed by the consumer or developer, housing production will decline. In "price sensitive" markets, such as that for affordable housing, when increased costs cannot be absorbed by the developer, or products modified to compensate the developer, affordable housing is not built.

Up until the end of December, 2001, the State reimbursed developers for school fees as part of the SB50 bond. This in turn reduced costs and was frequently passed directly through to the buyer, reducing debt burden. Its reauthorization is considered important to meet affordable housing needs.

Table 5-2 shows the City's Schedule of Fees in 2002 for a 1,700 square foot single-family residence, which is an average or typical new home in the City of Wasco. A 1,700 square foot single-family residence would normally have fees totaling approximately \$7,670. This includes plan check fees, plumbing, mechanical and electrical fees. The City does not collect transportation or park Impact Fees. Fees for a recent 44 unit apartment complex and community building totaled \$266,073 and included plan check fees, plumbing, mechanical, electrical, storm drain, and school fees.

**Table 5-2  
City of Wasco  
Development Fees, 2002**

|                                                     | Single-Family | Multi-Family |
|-----------------------------------------------------|---------------|--------------|
| SMIP (Strong Motion Instrumentation Seismic Safety) | 9.00          | 312          |
| Application Fee Totals                              | 9.00          | 312          |
| <b>Permit Fees</b>                                  |               |              |
| Permit Type                                         | Permit Fee    | Permit Fee   |
| General Building Permit                             | 1,091.40      | 29,084       |
| School Fee                                          | 3,485.00      | 105,445      |
| Storm Drain Fee                                     | N/A           | 4,789        |
| Water Well Fee                                      | 750.00        | 21,630       |
| Sewer Plant Fee                                     | 1,464.00      | 68,304       |
| Water Trunk Line Fee                                | 400.00        | 10,000       |
| Sewer Trunk Line Fee                                | 480.00        | 22,860       |
| Total                                               | 7,670.40      | 262,112      |

Source: City of Wasco Development Department

Various fees which may or may not be required are as follows:

|                                   |          |
|-----------------------------------|----------|
| Conditional Use Permit            | \$75.00  |
| Lot Line Adjustment               | \$50.00  |
| Parcel Map (1-4 Parcels)          | \$300.00 |
| Tentative Tract (60 lots average) | \$300.00 |
| Zone Change                       | \$150.00 |
| Zone Variance                     | \$75.00  |
| General Plan Amendments           | \$0      |
| Annexation Fee                    | \$0      |
| Ministerial Site Plan Review      | \$0      |

## PROCESSING

Efforts have been made to streamline the processing of residential developments. Infill residential locations in the appropriate zoning designation requires over-the-counter site plan review and improvement and building plans are reviewed by the Building Department. For Subdivision permit entitlements, the Planning Commission will generally review a project within eight weeks of the application being submitted. The primary delay in processing is the statutory comment period allowed for responsible and trustee agencies of 30 days. The typical multi-family building permit plan check is two weeks, and the typical multi-family project requiring planning commission approval is 30 - 60 days. The typical single-family plan check approval is two weeks, and the typical single-family infill residential lot is 24 hours. No



significant delays or constraints in processing have been identified.

## **Non-Governmental Constraints**

### **FINANCING**

Financing costs are subject to fluctuations of national economic policies and conditions. The cost of money for site preparation and construction is a very important determinant of the initial cost to the purchaser. Mortgage rates have an even more dramatic effect on the cost of housing to the homebuyer and on the cost of constructing rental units. Interest rates are ultimately passed on to the renter by the apartment owner.

Generally, a fourteen (14) percent interest rate is the level at which most buyers are expected to drop out of the market. Fluctuating interest rates can have a particularly dramatic effect on the building industry when mortgage rates increase between the start of construction and completion of a project. It is anticipated that since seven to seven and one-quarter percent interest rates are currently available, home buying will continue to increase provided other recessionary factors are overcome. Financing could be a constraint to the provision of fair housing and the City proposes to reduce this constraint by providing a Mortgage Assistance Program to the Community.

### **PRICE OF LAND**

Sufficient land is available to accommodate growth within the City of Wasco through July 2007 and beyond. Land is still available at reasonable prices compared to larger urban areas of California and coastal communities up and down the state. Land within the Wasco City limits is currently selling for approximately \$15,000 to \$25,000 per acre. Residential lots are available, with access to improvements, for as little as \$15,000. The price of land is therefore not a significant constraint to the provision of fair housing.

### **COST OF CONSTRUCTION**

Rising costs of labor and materials have contributed to the non-governmental constraints on housing development and improvement. These costs were a significant part of the increased housing costs during the 1990s. Builders passed those increases along to the homebuyer or renter.

The cost of residential construction in Wasco is still relatively low. In 2001, a modest tract home could be built for approximately \$70-75 per square foot. Since the



passage of Proposition 13, local governments have faced the increasingly difficult task of trying to finance the cost of and maintenance of infrastructure. Infrastructure costs can no longer practically be passed on to the taxpayer through property tax backed general or special obligation bonds by the local jurisdiction. The incremental cost of these facilities has been partially financed through impact fees; however, typically these costs are passed along by increasing the cost of housing and rents.

Other methods that can be used by jurisdictions to promote the construction of affordable housing include reducing processing fees and times, and allowing smaller lots. Lot size and improvement concessions need to consider possible site-specific characteristics such as soil quality and drainage capacity before they are granted. Reducing fees can have a significant effect on housing costs in those jurisdictions where the fees represent a large percentage of the overall cost. This option might be considered for developers who would assure that housing developed with such concessions would be kept affordable to lower income households for long periods of time.

#### **HOUSING ACCESSIBILITY FOR THE DISABLED**

As a part of implementing this Housing Element, the City of Wasco will revise the Zoning Ordinance to allow group homes in all residential zones as a permitted use pursuant to State Law. All new and retrofit public projects shall comply with ADA standards. No governmental constraints have been identified which act as an impediment to fair housing for persons with disabilities. Incentives such as handicap accessibility grants to provide access for handicapped individuals, and may include items such as wheelchair ramps, grab bars, and other retrofit type projects will be utilized. Additional information and outreach programs are identified in Chapter 6 which identify available grants and programs available for low and moderate income disabled persons. These programs can be used for new housing and redevelopment of existing dwelling units.

#### **LIFESTYLE**

The increase in housing costs during the 1990's was partially due to consumer preference and life style expectations. The size of the typical single-family house increased and the amenities included in the housing package changed, as well as number of bedrooms and size of living areas. All of these life style choices have costs associated with them. The state-wide trends emerging now,



due to governmental and non-governmental constraints and the resulting increase in housing costs, are towards smaller units, smaller lots, and alternatives to the single family detached dwelling units. This, however, does not hold true in Wasco. Where land is abundant, and the average home price is less than most urbanized areas in the region. Single-family dwellings remain the housing unit of choice in Wasco.

Although the consumer preference may still tend toward the desire to own a single family home, households are now more willing to accept alternatives to that life style, mostly out of necessity or convenience. The City assists this change by permitting higher densities and innovative approaches such as planned unit developments housing and smaller lots on a case-by-case basis.

In general, the cost of land, permitting fees, and construction are significantly lower in Wasco than they are for both the County and the State. In conclusion, the cost of housing is affected by a variety of forces from both the public and private sectors. While some of these factors, such as developer fees, are within the control of local government, others such as obtaining much needed State and Federal funds to make housing affordable to City residents are not. Several potential constraints have been identified and are addressed in the five-year implementation plan.





## **CHAPTER SIX**

### **GOALS, POLICES AND PROGRAMS**





## CHAPTER SIX - GOALS, POLICIES AND PROGRAMS

This chapter describes housing goals, policies, and programs for the City of Wasco. A goal is defined as a general statement of the highest aspirations of the community. A policy is a course of action chosen from among many possible alternatives. It guides decision-making and provides a framework around which the housing programs operate. A program is a specific action, which implements the policy and moves the community toward the achievement of its goals. Programs are a part of the City's five-year action plan, and are described in greater detail in Chapter Six. The letter preceding the program corresponds to the program and descriptions centered in Chapter Six. This combination of goals, policies and programs constitutes the City's local housing strategy.

According to the California state-wide Housing Plan Update, it is the goal of the State to "ensure to all Californians the opportunity to obtain safe, adequate housing in a suitable living environment."

The City of Wasco subscribes to this goal and obtains direction from it in formulating its own goals. Additionally, the State Department of Housing and Community Development has established the following four primary goals:

- Provision of new housing;
- Preservation of existing housing and neighborhoods;
- Reduction of housing costs; and,
- Improvement of housing conditions for special needs groups.

### **H-1.1 RESIDENTIAL DEMOLITION**

The City shall not issue a demolition permit except for housing that is unsafe and unrepairable.

Responsible Agency: Community Development  
Monitoring: Annual General Plan Report

### **H-1.2 HOMEOWNERS WORKSHOP**

Increase awareness among property owners and residents of the importance of long-term housing quality and continuous property maintenance through Program H-1.3.

Responsible Agency: Community Development  
Objective: 125 workshop participants in  
program 1.3.  
Monitoring: Annual GP Review

**H-1.3  
HOMEOWNERS WORKSHOPS**

Maintenance counseling shall be a part of the technical assistance component of the rehabilitation program, to the extent that it is also important to the prevention of deterioration, maintenance counseling service shall be made available throughout the community. The City will conduct these workshops every other month in a convenient place for all to attend.

Responsible Agency: Community Development  
Objective: 125 workshop participants  
Monitoring: Annual GP Review

**H-1.4  
COMMUNITY CLEAN-UP**

Conserve neighborhoods through community cleanup. This program consists of the periodic designation of a day or weekend as "neighborhood clean-up/fix-up day." The City will cooperate with various neighborhood groups, civic organizations and others willing to assist in helping those (especially the elderly and disabled) who might be unable to perform minor maintenance tasks.

Responsible Agency: Community Development  
Objective: 7,500 units (1,500/year)  
Monitoring: Annual GP Review

**H-2.1  
INFILL HOUSING**

Provide loans for in-fill housing on appropriate sites in established neighborhoods and recruit licensed builders to develop infill housing. The City will contact the local building exchange on a quarterly basis to try and recruit licensed builders to develop infill housing in Wasco.

- On vacant sites which are designated and zoned for residential development.
- On sites where non-conforming uses have been terminated.
- On sites with residences which cannot be feasibly rehabilitated.

Responsible Agency: Redevelopment  
Objective: 5 units  
Monitoring: Annual RDA and GP



**H-3.1  
APPROPRIATE DENSITIES**

Set allowable densities in established residential areas at levels which will maintain neighborhood scale and character. Prevailing densities shall only be exceeded when the existing scale and character of the neighborhood will not be adversely affected, and the new development meets the necessary qualifications in the Wasco Zoning Ordinance and the Land Use Element of the General Plan. The City is going to amend the Zoning Ordinance and General Plan by the end of the calendar year.

Responsible Agency: Community Development  
Monitoring: 2002 Calendar Year

**H-4.1  
HOUSING DISCRIMINATION**

Prevent housing discrimination based on age, children, color, disability, marital status, national origin, race, religion or sex. The City shall assist in the implementation of anti-discrimination and fair-housing laws. The City will also work with the various community groups, businesses and other agencies to eliminate housing discrimination. The City will disseminate information on fair housing laws, and provide for referrals to appropriate enforcement and investigative agencies. Information will be distributed in both English and Spanish, and will be sent to community and social centers, and public locations.

Responsible Agency: Community Development  
Monitoring: Annual GP Review

**H-4.2  
ACCESSIBLE DWELLING UNITS**

In response to SB 520, the City of Wasco will make dwellings adaptable and accessible for disabled occupants. The City shall undertake a comprehensive review of the city ordinance and remove constraints to the disabled by the end of the 2002 calendar year.

The City shall only take on an active role in expanding the availability of units suitable to households with special needs.

Responsible Agency: Community Development  
Objective: 50 units  
Monitoring: 2002

**H-4.3  
HOUSING OPPORTUNITIES**

The City shall expand housing opportunities for both low and moderate-income households, by grant programs and maintenance of an adequate land supply.

Responsible Agency: Community Development  
Objective: 100 units for Very Low  
Income units

**H-4.4  
SPECIAL NEEDS AND VERY  
LOW-INCOME HOUSING**

The City shall expand the availability of housing units suited to the needs of large families, the elderly, disabled, homeless, and others through financial assistance in new construction. The City will provide priority to projects with large families in its CDBG, HOME and other programs.

Responsible Agency: Community Development  
Monitoring: Annual GP review  
Objective: 40 units

**H-4.5  
RENTAL HOUSING**

Provide adequate rental housing opportunities through the utilization of federal and state financing and subsidy programs to create rental housing opportunities. Programs including (but limited to): CDBG, HOME, Cal HOME, Self Help, Housing Program, etc. The City will apply for these state and federal programs in an attempt to acquire financing subsidies to assist the renter population of Wasco.

Responsible Agency: Community Development  
Objective: 100 units for Very Low-Income  
units in program 4.3

**H-4.6  
HOMEOWNERSHIP**

Expand opportunities for home ownership.  
The City shall work to expand opportunities for owner occupied housing and home ownership through the utilization of federal and state financing and subsidy programs to create ownership opportunities. The City will advertise the available programs on a quarterly basis in the local paper.

Responsible Agency: Community Development  
Objective: 50 units  
Monitoring: Annual GP review

**H-5.1  
DISPLACEMENT**

Provide relocation services where publicly funded actions cause permanent displacement.

Responsible Agency: Community Development  
Monitoring: Annual GP review



**H-5.2  
DISPLACEMENT**

Minimize relocation hardship and displacement caused by demolition of conversion of housing.

Responsible Agency: Community Development  
Monitoring: Annual GP review

**H-6.1  
PRIVATE SECTOR HOUSING**

Make maximum use of the private sector in providing adequate housing accommodations by soliciting and recruiting for profit and non-profit developers to develop in the City.

- A. Provide financial assistance and encourage the private development of additional sales and rental housing units suitable to the needs of lower income, moderate income and higher income households by providing adequate land inventory.
- B. Support the private sector in its efforts to meet the housing needs of all economic segments of the community by providing adequate land inventory.
- C. Provide information to developers and real estate professionals about housing program incentives to the private sector which facilitate the construction of housing stock within the City.
- D. Encourage the use of passive housing design concepts which make use of the natural climate to increase energy efficiency and reduce shelter costs.
- E. Provide marketing material on housing program incentives.

Responsible Agency: Community Development  
Monitoring: Annual GP review

**H-6.2  
HOUSING REHABILITATION AND  
REPLACEMENT**

Use available Federal, State and Local housing subsidy programs to encourage rehabilitation and conduct annual housing condition surveys to determine rehabilitation need and then prioritize these needs. The City will also, through program H-1.4, have "neighborhood clean-up/fix-up days. The City will both, apply for funds, and assist interested individuals in the application of funds for rehabilitation purposes.

Responsible Agency: Community Development  
Objective: 25 Moderate Rehabs  
10 Substantial Rehabs  
5 Replacement units

**H-6.3  
ADEQUATE HOUSING SITES**

Seek inclusion of low and moderate-income units in new housing developments by providing adequate sites for lower priced rental housing. To enhance and extend this policy, the development of alternative and affordable housing types (i.e.: manufactured housing, condos, mobile home subdivisions, zero lot line, etc.) shall be considered when evaluating new development proposals.

Responsible Agency: Community Development  
Monitoring: Annual GP review

**H-6.4  
WEATHERIZATION**

Retrofit residential units with weatherization to reduce the overall housing costs through marketing of utility company programs. The City will encourage utility companies to distribute fliers on weatherization on an ongoing basis.

Responsible Agency: Community Development  
Objective: 125 dwelling units  
Monitoring: Annual GP review

**H-6.5  
PERMIT STREAMLINING**

Streamline the permit and environmental review processes to expedite housing construction. The City shall make every effort to expedite the review and evaluation processes as consistent with the City's interests as defined by policies of the City Zoning Ordinance and General Plan. Priority processing should be given to projects that include low and moderate-income households, and housing which is accessible to the elderly and disabled.

Responsible Agency: Community Development  
Monitoring: Annual GP review

**H-6.6  
REGULATING IMPACTS**

Ensure that the city's codes and development requirements do not unnecessarily increase the cost of housing.

Responsible Agency: Community Development  
Monitoring: Annual GP review/  
Zoning Ordinance Update

**H-7.1  
HOUSING MAINTENANCE**

Assure that existing housing is maintained in decent, safe and sanitary condition. The City shall make sure that residential units continue to meet the standards of the housing codes by maintaining a systematic inspection of suspect structures.

Responsible Agency: Community Development  
Objective: Abatement of 25 units  
Clean-up of 7,500 units



**H-8.1  
RESIDENTIAL  
INFRASTRUCTURE**

Assure that housing is provided with adequate public improvements, services and amenities.

Responsible Agency: Community Development

The foregoing programs are considered appropriate and desirable to ensure that the community's 2002-2007 Fair Share Housing Allocation shown in Table 6-1 are met in a timely and cost effective manner. The community has developed quantitative objectives, along with annual targets to ensure that the five-year objectives are met.

**Table 6-1  
Wasco Housing Element  
Fair Share Allocation 2002-2007**

|                                   |     |
|-----------------------------------|-----|
| Very Low (0-50% of median income) | 111 |
| Other Lower (50% to 80%)          | 82  |
| Moderate (80-120%)                | 145 |
| Above Moderate (120%+)            | 144 |
| Total                             | 482 |

\*Calculates to less than one half of one unit need and will be met under the very low-income requirements.

In implementing those objectives the community will require funding from a variety of sources, housing bond issues, CDBG, CalHome, Home, Redevelopment Agency Housing set aside, Federal and State Housing tax credits, and other sources. The City directly uses all of these types of funds. Redevelopment funds have been used as grant matches for the City's Housing Rehabilitation Program over the past ten years and it is anticipated that this program emphasis will continue in conformance with the Implementation Plan for the Wasco Redevelopment Project, attached as Appendix A. Tables 6-2 and 6-3 show the annual quantified objectives and funding plan, respectively.

**Table 6-2**  
**City Quantified Objectives Number of Units Provided by Program and Year**

| Program Objectives                      | Fiscal Year Ending |       |       |       |       | Total |
|-----------------------------------------|--------------------|-------|-------|-------|-------|-------|
|                                         | 2003               | 2004  | 2005  | 2006  | 2007  |       |
| Residential Infrastructure Improvements | 25                 | 25    | 25    | 25    | 25    | 125   |
| Housing Rehabilitation                  |                    |       |       |       |       |       |
| Moderate                                | 5                  | 5     | 5     | 5     | 5     | 25    |
| Substantial                             | 2                  | 2     | 2     | 2     | 2     | 10    |
| Housing Replacement                     | 1                  | 1     | 1     | 1     | 1     | 5     |
| Non-Profit Replacement Assistance       | 1                  | 1     | 1     | 1     | 1     | 5     |
| Clean up Programs                       | 1,500              | 1,500 | 1,500 | 1,500 | 1,500 | 7,500 |
| In fill Development                     | 1                  | 1     | 1     | 1     | 1     | 5     |
| Demolition/Abatement                    | 5                  | 5     | 5     | 5     | 5     | 25    |
| First Time Homebuyers                   | 10                 | 10    | 10    | 10    | 10    | 50    |
| New Construction-Low Income Seniors     | 10                 | 10    | 10    | 10    | 10    | 50    |
| VL-L Other                              | 10                 | 10    | 10    | 10    | 10    | 50    |
| Special Needs Housing Rehabilitation    | 10                 | 10    | 10    | 10    | 1     | 50    |
| Weatherization (Marketing Only)         | 25                 | 25    | 25    | 25    | 25    | 125   |
| Homeowners Workshops                    | 25                 | 25    | 25    | 25    | 25    | 125   |
| Total Assisted Units                    | 1,605              | 1,605 | 1,605 | 1,605 | 1,605 | 8,025 |



**Table 6-3**  
**Estimate Program Costs and Funding**

| Program Costs                           | Fiscal Year Ending |             |             |             |             | Total       |
|-----------------------------------------|--------------------|-------------|-------------|-------------|-------------|-------------|
|                                         | 2003               | 2004        | 2005        | 2006        | 2007        |             |
| Residential Infrastructure Improvements | \$25,000           | \$25,625    | \$26,266    | \$26,922    | \$27,595    | \$131,408   |
| Housing Rehabilitation                  |                    |             |             |             |             | -           |
| Moderate                                | 75,000             | 76,875      | 78,797      | 80,767      | 82,786      | 394,225     |
| Substantial                             | 50,000             | 51,250      | 52,531      | 53,845      | 55,191      | 262,816     |
| Housing Replacement                     | 50,000             | 51,250      | 52,531      | 53,845      | 55,191      | 262,816     |
| Non-Profit Replacement Assistance       | 50,000             | 51,250      | 52,531      | 53,845      | 55,191      | 262,816     |
| Clean up Programs                       | 37,500             | 38,438      | 39,398      | 40,383      | 41,393      | 197,112     |
| In fill Development                     | 25,000             | 25,625      | 26,266      | 26,922      | 27,595      | 131,408     |
| Demolition/Abatement                    | 50,000             | 51,250      | 52,531      | 53,845      | 55,191      | 262,816     |
| First Time Homebuyers                   | 200,000            | 205,000     | 210,125     | 215,378     | 220,763     | 1,051,266   |
| New Construction-Low Income Seniors     | 200,000            | 200,000     | 200,000     | 200,000     | 200,000     | 1,000,000   |
| VL-L Other                              | 200,000            | 200,000     | 200,000     | 200,000     | 200,000     | 1,000,000   |
| Special Needs Housing Rehabilitation    | 15,000             | 15,000      | 15,000      | 15,000      | 15,000      | 75,000      |
| Weatherization (Marketing Only)         | 500                | 500         | 500         | 500         | 500         | 2,500       |
| Homeowners Workshops                    | 1,875              | 1,875       | 1,875       | 1,875       | 1,875       | 9,375       |
| Contingency and Admin                   | 146,981            | 149,091     | 151,253     | 153,469     | 155,740     | 245,608     |
| Total                                   | 1,126,856          | 1,143,028   | 1,159,604   | 1,176,595   | 1,194,010   | 5,289,167   |
| Program Funding                         |                    |             |             |             |             |             |
| Pacific Housing Bond Issue              | 20,000             | 20,000      | 20,000      | 20,000      | 20,000      | 100,000     |
| CDBG                                    | 250,000            | 500,000     | 500,000     | 500,000     | 500,000     | 2,250,000   |
| CalHome                                 | 250,000            |             |             |             |             | 250,000     |
| HOME                                    | 10,000             | 100,000     | 100,000     | 100,000     | 100,000     | 410,000     |
| Low Income Housing Tax Credits          | 500,000            | 500,000     | 500,000     | 500,000     | 500,000     | 2,500,000   |
| Redevelopment Set aside                 | 50,000             | 52,500      | 55,125      | 57,881      | 60,775      | 276,282     |
| Program Income                          | 35,778             | 71,719      | 107,831     | 144,122     | 180,601     | 540,051     |
| Total                                   | \$1,095,778        | \$1,224,219 | \$1,262,956 | \$1,302,003 | \$1,341,376 | \$6,076,333 |





**CHAPTER SEVEN**  
**PUBLIC PARTICIPATION**





## CHAPTER SEVEN - PUBLIC PARTICIPATION

### ***Housing Element Committee - 2001***

Linda Davidson, Tenant and Resident  
Andrew Samarin, Wasco Housing Authority Board Member  
Rosanna Ronquillo, Wasco Housing Authority Staff  
Pat Newman, Director Wasco Housing Authority  
Paul Neufeld, Councilmember and Builder  
Gary Steward, Planning Commission Chair and Real Estate  
Vetrice Mitchell, Planning Commissioner  
Raquel Acebedo, Planning Commissioner  
Keri D. Cobb, Planning Director

The Housing Element Committee consisted of residents and local business people and appointed representatives of the Planning Commission and City Council. They represent a wide range of personal experience and professional knowledge of the housing industry and availability in and around the City of Wasco.

Three meetings were held with the Committee as a whole and several members provided information individually, relative to their fields of expertise and experiences. At the first meeting members were provided with updated demographic information about the City of Wasco including population and trends, occupation of residents, median and poverty level families and households, overcrowding and vacancy rates, and the age of housing stock, etc. The Committee then reviewed constraints to affordable housing - real, perceived, or potential.

At the second meeting, the Committee was provided a spreadsheet listing all programs of the 1992 Housing Element and asked to critique each program to determine successes and the need to continue or adjust various programs. Excerpts from the Kern County Regional Allocation Plan were also reviewed.

The third meeting provided the opportunity to revisit and refine responses to the 1992 programs and make recommendations for the 2002 goals, policies and programs.

The draft Housing Element was also reviewed by the General Plan Advisory Committee. This committee is composed of ten members of the general public, the

chamber of commerce, the parks and recreation district, the school districts, Planning Commission and City Council. The General Plan Advisory Committee reviewed the draft and document and recommended its submittal to the City Council and Planning Commission on February 28, 2002.

Finally, the Planning Commission and City Council conducted a public noticed joint work session on the draft Housing Element. The Commission and Council recommended its submittal to HCD on March 5, 2002.

### ***Intergovernmental Coordination***

The City of Wasco Council members, City Manager, Planning and Public Works staff work closely with regional planning agencies including Kern COG, the Fair Housing Commission, Community Development, and the Housing Authority. Circulation of the Housing Element occurred to all interested agencies seeking their comments.

### ***Environmental Review***

A programmatic environmental review is being conducted and will be circulated for comment with the draft Housing Element. It is anticipated that a Mitigated Negative Declaration will be adopted at the time of Housing Element adoption.

### ***Performance Evaluation***

At least annually, the City of Wasco will review the programs of the 2002 Housing Element to track and record progress of implementation. An annual status report will be made to the City Manager and a mid-program review will be presented to the public and the City Council in Fiscal Year 2004-2005.

### ***Provision For Update***

Integral areas of data collection and updating are included in the Housing Element programs such as latest Census information, 100 percent housing condition database, and the residential land inventory. Should new information elicit the need to adjust programs in order to meet stated goals, said adjustments may be made at that time.



## **APPENDICES**





## **APPENDIX A**

### **Implementation Plan For The Wasco Redevelopment Project**





**IMPLEMENTATION PLAN**  
for the  
**WASCO**  
**REDEVELOPMENT PROJECT**

December, 1999

**Submitted to:**

**Wasco Redevelopment Agency  
Board of Directors**

**Larry Pennel, City Manager/Executive Director  
Bernard Kopp, Planning/Community Development Director**

**Prepared by:**



**Quad Knopf**





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## Executive Summary

## EXECUTIVE SUMMARY

This plan has been prepared to identify resources, programs, and projects to implement the Wasco Redevelopment Project. It has been prepared in compliance with California Redevelopment Law relating to the preparation of Implementation Plans (section 33490). This Implementation Plan also includes the Agency's Housing Production Plan and Replacement Housing Plan, in conformance with the requirements of section 33413 et seq. and other pertinent sections of the California Redevelopment Law. This Plan contains a summary of overall Agency goals and an implementation strategy, an analysis of the Agency's financial obligations, tax increment revenues and planned expenditures between 1999 and 2004, a Housing Production Plan, a Replacement Housing Plan, and an analysis of the status of the housing set-aside fund.

This Plan focuses on programs to implement the Agency's goals and objectives. While specific project sites may be identified, where known, the Agency will continue to evaluate the best projects and sites to implement this plan and further actions regarding those specific projects will have to be taken. Implementation of the Plan is also contingent upon the availability and allocation of financial resources including tax increments, matching grant funds, and other resources identified in the Plan. The Plan will be reviewed each year during the preparation of City and Agency operating and capital improvement budgets. A public hearing to review the Plan will be conducted in the 2001/2002 fiscal year at least two (2) years after the adoption of the Plan and make any "mid-course" adjustments which are necessary to implement the redevelopment plan.

### ***Agency Goals and Implementation Strategy***

The Agency's primary goal is to ensure the elimination of blight and the continued growth of industrial, commercial and residential development. The Agency will focus on projects and programs which are projected to most directly and immediately leverage new industrial, commercial and housing investment in the community which assist in the removal of blighted conditions. The Agency plans to leverage such investment through the installation of public facilities and through direct assistance, where warranted. The Agency's housing program will primarily focus on the funding of projects resulting in the alleviation of blight, additional homeownership opportunities, on neighborhood residential rehabilitation, conservation and clean-up, and housing replacement, where necessary. Specific anticipated projects and programs include the following:

1. Installation of public improvements in the project area.
2. Homeownership assistance to lower income families in conjunction with the State and federal programs.
3. Neighborhood conservation through painting, graffiti removal and minor capital improvements.
4. Rental and owner-occupied residential rehabilitation in conjunction with the State CDBG program.
5. Sale and redevelopment of the Industrial Park.



6. Enhanced enforcement for building code violations and discouragement of projects which are contrary to the goals and objectives of the Redevelopment Plan.
7. Highway 46 Improvements
8. Downtown Improvements and plans.

### ***Financial Analysis***

Tax increment revenues retained by the Agency are projected to increase from an estimated \$200,000 in the 1999/2000 fiscal year to \$250,000 in 2003/2004, assuming an average annual growth rate of five percent (5.0%). The sale of the Industrial Park and development of industrial space over the next five years is projected to incrementally add an assessed valuation. Housing set-aside tax increments, CDBG program allocations from the County, and other sources of revenue are adequate to meet the planned financial obligations. It is not projected that there will be an "Excess Surplus" of housing set-aside funds.

### ***Housing Production Plan***

Over the life of the redevelopment plan, 500 units are projected to be built or substantially rehabilitated in the project area. Consequently there are provisions in this Plan for meeting the inclusionary housing requirements of section 33413 et seq. of California Redevelopment Law.

The Redevelopment Plan indicates that up to eighteen residential units currently occupied by low or moderate- income families may be destroyed or demolished as a result of direct Agency assistance and activities. The Project Area contains adequate capacity to accommodate replacement units.

A total of 90 housing units are planned to be assisted by the Agency's various programs over the next five years. This total includes 40 units for very low-income families and 50 units for other low income families. The Agency's programs will result in 60 of these units being price- or rent-restricted to maintain their affordability.

## One

### Introduction



## INTRODUCTION

In an attempt to address perceived abuses and problems in the redevelopment practice, Governor Pete Wilson signed into law AB 1290, the Community Redevelopment Law Reform Act of 1993, on October 6, 1993. Sponsored by the California Redevelopment Association ("CRA"), AB 1290 went into effect on January 1, 1994. The bill includes changes which affect pre-existing redevelopment project areas (plans adopted prior to January 1, 1994) and new plan adoptions. The Redevelopment Plan (Plan) for the Wasco Redevelopment Project Area was adopted prior to January 1, 1994 and is considered a pre-existing plan. This document discusses the legislative segments of AB 1290 dealing with pre-existing redevelopment plans. This Implementation Plan provides the necessary compliance with these new requirements.

Highlights of AB 1290 include modifications to the definition of blight, the end to fiscal review committees, time limitations on all project areas, the repeal of authority to receive sales tax revenues and penalties for agencies which do not spend their housing funds in a timely manner. The bill also includes specific authority for commercial rehabilitation loans and assistance to manufacturing facilities and provides options for agencies in meeting their inclusionary housing requirement.

### ***Legal Responsibility for Preparation of Plan***

#### **Implementation Plans**

AB 1290 requires redevelopment agencies to adopt an Implementation Plan on or before December 31, 1994. The initial Implementation Plan must address the issues listed below from the time of plan adoption. Subsequent Implementation Plans must be revised and adopted every five years and must address these same issues for the next five year period:

- Specific goals and objectives of the agency.
- Potential projects and programs proposed by the agency.
- A description of how these projects and programs will alleviate the documented blight conditions in the project area.
- An explanation of how the goals, objectives, projects and expenditures will implement the low and moderate income housing set-aside and housing production requirements set forth in Health and Safety Code Section 33334.2, 333334.4, 333334.6 and 33412. (The explanation must contain a housing program of each of the five years of the implementation plan in enough detail to measure performance.)
- The number of housing units to be rehabilitated, price-restricted, assisted or destroyed.
- A plan for using annual deposits to the Housing Fund.



- If a planned project will result in destruction of existing affordable housing, an identification of proposed locations for the replacement housing the agency will be required to produce pursuant to Health & Safety Code Section 33413.
- The project area affordable housing production plan (AB 315 plan) required by Health & Safety Code Section 33413 (b) (4).

## **Affordable Housing**

AB 1290 contains significant revisions to the affordable housing provisions of the Community Redevelopment Law. The revisions address three major issues:

1. Increased penalties for an agency's failure to set aside funds in its low and moderate income housing fund in a timely manner.
2. A provision for clarification and a modest degree of additional flexibility for meeting an agency's project area affordable housing production ("inclusionary") requirement.
3. Requirements for expanding and modifying the agency's annual report related to affordable housing activities.

## **Blight Elimination**

AB 1290 contains provisions which require the agency to implement plan activities in a manner that will eliminate blight in the project area. This implementation plan establishes the essential tie between plan implementation and the elimination of blight.

## **Housing Production Plan**

AB 1290 requires that each agency adopt its housing production plan as part of the implementation plan and requires the housing production plan be updated every five years. The housing production plan must include replacement housing plans and detailed records of financial transactions within the Housing Fund.

Recently adopted "clean-up legislation" (SB 732) clarifies several issues related to the implementation of AB 1290. The most significant are the exemption of redevelopment projects from the California Environmental Quality Act (CEQA) requirements, the ability of agencies with pre-existing plans to use blight definitions contained in their adopted plans or the new blight definitions as designated in AB 1290, and the specification of "programs" rather than "projects" in the plan.

## **History of the Redevelopment Agency**

In 1987 the City Council of the City of Wasco established the Wasco Redevelopment Agency (Agency). The focus of the agency was to assist in the redevelopment of the project area which could not be accomplished by private enterprise alone without public participation and assistance.



## **Project Area**

On July 18, 1988, the City Council of the City of Wasco adopted Ordinance 88-338 approving and adopting a redevelopment plan for a redevelopment project called the Wasco Redevelopment Project. The original project area consists of approximately 733 acres characterized by a wide range of uses including commercial, industrial, residential and public uses. In 1997 the Agency amended the Plan and added 312 acres to the Project Area.

## **Major Goals and Objectives**

The Redevelopment Plan was designed to upgrade the project area in conformity with the goals of Community Redevelopment Law and in conformity with the Wasco General Plan. The project area suffered from several conditions of blight which were identified as:

1. Deficient, poor housing stock.
2. Inadequate commercial facilities.
3. Inadequate urban design, especially in Commercial Core.
4. Inadequate infrastructure.
5. Inadequate recreational opportunities and open space.
6. Incompatible land uses.
7. Obsolete, substandard structures.
8. Inadequate public facilities.
9. Small, or irregular shaped, or land-locked parcels.

## **Project Area Objectives**

- Expansion and diversification of the community's economic and employment base, through the facilitation of industrial development and expansion.
- Strengthening of the general retail and service commercial sectors of the local economy, through diversification and enhancement of population-generated and income-generated demand.
- Strengthening of the aesthetic image of the community, to help ameliorate the existing stigma against local development, with particular emphasis upon enhancement of the aesthetic qualities of the City's commercial core.
- Improvement in the quality of the community's existing housing stock, through rehabilitation and replacement programs.

- Substantial improvements to existing infrastructure supporting the Project Area, particularly streets, sewerage, water, storm drainage, curb, gutter and sidewalk, to remove existing impediments to the economic development of the community.
- Enhancement of recreational opportunities and community facilities available to residents of the Project Area and supportive of the local population at-large.
- Improvements to the Valley Rose Subdivision to provide additional low end housing.
- Streets and other public improvements for the Valley Rose Subdivision.
- Elimination, or mitigation, of other existing blighting conditions and influences, including incompatible land uses, obsolete or substandard structures, inadequate public facilities and/or small, irregular and land locked parcels.

### ***Projects to be Undertaken***

The Wasco Redevelopment Agency's list of proposed projects, which are to be completed over the life of the Redevelopment Plan, is as follows:

#### **Public Improvements**

- Construction of a sewer trunk line and appurtenances to serve the community's proposed industrial park area north of State Highway 46 and west of State Highway 43.
- Acquisition and improvement of an industrial park facility, including construction of streets, utilities, and other required supportive infrastructure, in conformance with the City of Wasco's adopted industrial master plan.
- Construction/installation of storm drainage improvements in the southerly portion of the Project Area.
- Development of a community/recreation center to serve the residents of the Project Area and the community at-large.
- Construction of improvements on, or to, the site of Wasco Housing Authority in the industrially-developed easterly portion of the Project Area to create an improved residential environment.
- Alley, lighting and landscaping improvements in the Downtown commercial portion of the community.
- Enhancement/beautification of the easterly State Highway 46 "entrance" to the community.
- Participation in irrigation system improvements at Baker Park.



- Participation in costs of installation of a water main in J Street.
- A specific plan for the long-term general improvement and expansion of the Downtown area.
- Public improvement projects undertaken by other local public agencies for the purposes of improving services to the Project Area.

### **Agency Development Assistance**

The Agency contemplates the provision of assistance to private development interests in a variety of forms. Specific projects in conformance with the Redevelopment Plan which the Agency will seek private sector commitment to and may assist are:

- Development of new industrial and commercial uses in the Project Area.
- Commercial building and property renovation and improvement projects.
- Rehabilitation and expansion of the existing private housing stock in the community.

### **Housing**

The Plan is committed to increasing and improving the supply of housing in the Wasco area in accord with Section 33334.2 of the Community Redevelopment Law. Approximately 193 acres within the project area are residentially zoned. Much of the residential area is made up of older structures which show signs of aging and obsolescence. The housing funds set aside from the redevelopment area tax increments will be used primarily inside the Project Area as stated in the Housing Production Plan included in this report.

The following sections contain the main body of the Implementation Plan including: 1) Overall Agency Goals and Implementation Strategy; 2) Project Area Financial Analysis; and, 3) Housing Production Plan.

## Two

# Overall Agency Goals and Implementation Strategy



## OVERALL GOALS AND IMPLEMENTATION STRATEGY

The overall goal of the Wasco Redevelopment Agency is to eliminate blight and the constraints to private investment to ensure continued growth of industrial, commercial and residential development. In the implementation of this goal, the Agency will, from year to year, make recommendations regarding specific projects or public improvements to achieve this overall goal. Projects are selected on the following basis:

1. Projects that directly and immediately leverage new industrial and commercial development leading to the increase in local employment and sales.
2. Housing projects which leverage additional private investment and which leverage additional public funds for housing programs.
3. Projects, housing and non-housing, that provide future program income and generate Agency capacity to fund additional projects in the future.
4. Public improvement projects that directly result in new private investment.
5. Housing programs to meet the following needs:
  - a. Replacement housing needs
  - b. Homeownership
  - c. Neighborhood residential conservation
  - d. New construction to meet inclusionary requirements
  - e. Neighborhood public improvements
6. Projects which have a tangible payback, including loan repayments and tax increments, of five years or less.
7. Projects which have a tangible payback of over five years where a finding can be made that there are substantial additional community benefits.
8. The Agency will encourage projects which:
  - a. directly eliminate existing or potential blighting influences including over concentration of commercial facilities, over crowded residential units, incompatible land uses, land locked or irregular shaped parcels, obsolete or dilapidated structures or improvements, inadequate public improvements, or other blighting influences identified in the Redevelopment Plan; or
  - b. serve to broaden the retail and commercial base of the community; or
  - c. eliminate physical blight; or
  - d. generate employment and provide higher-wage opportunities for Wasco residents.
9. The Agency will discourage and disapprove projects which:
  - a. Provide a geographic over concentration of similar commercial facilities; or,

- b. result in incompatible land uses; or,
- c. cause blighting influences on other surrounding properties including depreciated property values; or,
- d. cause physical blight from excessive building vacancies; or,
- e. cause overcrowding and/or the overtaxing of public improvements and public facilities.

Specific anticipated projects which are planned to be reviewed by the Agency Board and which meet these criteria include the following:

1. Infrastructure improvements designed to alleviate and/or reverse existing deficiencies within the Project Area.
2. Assistance to industries which generate significant additional employment in the community.
3. Neighborhood conservation through painting, graffiti removal and minor capital improvements and repairs for low income families.
4. Participation in the County CDBG rehabilitation program.
5. Repair of neighborhood public facilities through the repair of streets, curb and gutter, sidewalks, and streets.
6. Streetscape improvements, alley improvements, removal of dilapidated housing, housing rehabilitation and commercial development in Downtown Plan Area.
7. Purchase land, construct, reconstruct or rehabilitate structures for the purpose of providing necessary community/recreational facilities.
8. Grant match funds for improvement of Highway 46 corridor.
9. Development of new affordable housing in conjunction with approved development agreements.
10. Downtown planning and improvements.
11. Street improvements and other subdivision improvements for Valley Rose Subdivision.



## Three

## Financial Analysis

## **FINANCIAL ANALYSIS**

### ***Financial Obligations***

Implementation of the redevelopment plan is dependent on financial resources to complete planned projects.

The Agency has entered into development agreements which will involve commitment of Agency funds to promote commercial, industrial and residential development in the Project Area. The Agency is also actively pursuing industrial park tenants to serve all or a portion of the 68- acre industrial park.

The Agency has also sold bonds for the acquisition and development of the industrial park (AD 92-1 Bond) and for the installation of public improvements in the southern portion of the Project Area (Southside AD Bond). Average annual debt service for the AD 92-1 bond is \$268,400 over the five year period. Average annual debt service on the Southside AD bond is approximately \$65,800.

The Agency has additional contractual commitments including a grant match for TEA-21 grant; industrial park utility expansions; and, economic development promotional efforts. The Agency also reimburses the City of Wasco for administrative services provided by the City; the allocation for the 1999/2000 fiscal year is \$9,900.

The Agency also has "passthrough" agreements with the Wasco Union Elementary Schools, the Kern County Superintendent of Schools, the Shafter-Wasco Irrigation District, the Wasco Public Utility District, Public Cemetery District No. 1 of Kern County, Wasco Recreation and Parks District, and the County of Kern. The obligations under the agreements with the Wasco Recreation and Parks District and the Wasco Public Utility District have been completed through one-time, lump-sum payments. Payments to the Wasco Union Elementary School District are contingent upon any shortfalls in State reimbursement for property tax increments allocated to the Agency. Passthroughs to the Superintendent of Schools, Wasco Cemetery District and Kern County begin in the 1994/95 fiscal year. The County and cemetery agreements are administered by the County. Tax increments generated in this area added in 1997 are subject to the State statutory pass through.

In addition to these obligations, the Agency is required to set aside twenty percent of the adjusted gross tax increment (excluding any mandatory passthroughs made pursuant to Health and Safety Code Section 33676). These monies are to be deposited in a special fund to promote affordable housing in the community.

### ***Projected Tax Increment Revenues***

Assessed valuation in the original project area has grown at an average rate of 5.0 percent per year over the last six years. For purposes of projecting future growth in assessed valuation, a base growth rate of five percent (5%) was utilized to provide a conservative estimate of probable growth. This growth is expected to be supplemented by \$5 million worth of growth in Project Area assessed valuation associated with the sale and development of the Industrial Park and other projects. Housing set-aside revenues are estimated to increase from approximately \$36,000 per year in



1999/2000 to \$60,000 per year in the 2003/2004 fiscal year. The Agency is also setting aside housing funds based upon total gross tax increments, rather than tax increments remaining after certain pass through projects. This means that the Agency has over deposited funds in the past five years. Since the City has now achieved its regional fair share housing allocation, the Agency may elect to deposit less than twenty percent (20%) of tax increments if all needs identified in the Housing Element have also been met. The Agency has indicated that it may so elect this alternative for future fiscal years.

**Table 3**  
**Planned Programs and Projects and Blight Elimination**  
**Wasco Redevelopment Project Area**  
**Blight Condition**

| Project                                 | Blight Condition                 |                                                    |                              |                                    |                           |                        |                              |                                    |                            |                    |
|-----------------------------------------|----------------------------------|----------------------------------------------------|------------------------------|------------------------------------|---------------------------|------------------------|------------------------------|------------------------------------|----------------------------|--------------------|
|                                         | Inadequate Commercial Facilities | Deficient, deteriorated and dilapidated structures | Commercial Core Urban Design | Inadequate recreational facilities | Inadequate Infrastructure | Incompatible Land Uses | Inadequate Public Facilities | Incompatible & non-conforming uses | Irregularly-shaped parcels | Affordable housing |
| <b>Housing Programs</b>                 |                                  |                                                    |                              |                                    |                           |                        |                              |                                    |                            |                    |
| Rehab Program                           |                                  | X                                                  |                              |                                    |                           |                        |                              | X                                  |                            | X                  |
| 1 <sup>st</sup> Time Homebuyers Program |                                  | X                                                  |                              |                                    |                           |                        |                              |                                    |                            | X                  |
| Public Facilities Improvements          |                                  |                                                    |                              |                                    | X                         |                        |                              |                                    |                            | X                  |
| Steele DDA                              |                                  | X                                                  | X                            |                                    |                           |                        |                              | X                                  |                            | X                  |
| Childress DDA                           |                                  | X                                                  | X                            |                                    |                           |                        |                              | X                                  |                            | X                  |
| <b>Non-Housing Programs</b>             |                                  |                                                    |                              |                                    |                           |                        |                              |                                    |                            |                    |
| Garza OPA                               | X                                |                                                    |                              |                                    |                           |                        |                              |                                    |                            |                    |
| Downtown Improvement Program            |                                  | X                                                  | X                            |                                    | X                         | X                      | X                            | X                                  | X                          | X                  |
| Economic Development Program            | X                                | X                                                  |                              |                                    |                           |                        |                              |                                    |                            |                    |
| ISTEA Grant match                       | X                                |                                                    | X                            |                                    | X                         |                        |                              |                                    |                            |                    |
| Industrial Main Sewer                   | X                                | X                                                  | X                            |                                    | X                         | X                      |                              | X                                  |                            |                    |

## Four

# Housing Production Plan



## HOUSING PRODUCTION PLAN

Each redevelopment agency, pursuant to Community Redevelopment Law, must provide a plan for compliance with the Agency's affordable housing requirements for its housing set-aside fund, for inclusion of affordable in the project area in proportion to housing developed in the project area by the Agency and by private developers, and a replacement housing plan for any housing units which destroyed or relocated by Agency activities. The Agency's strategy must also meet these needs in conformance with the City's adopted Housing Element.

### ***Project Area Housing Needs***

The project area contains approximately twenty-five acres vacant land for the construction of new housing. Over the life of the plan, it is expected that 250 new, additional dwelling units will be constructed in the Project Area, primarily in the southwestern portion. There is also expected to be 250 substantial rehabs and eighteen units removed. Table 4 indicates the inclusionary housing requirements and planned projects over the next five to ten years, from Plan adoption to present and for the life of the Plan.

**Table 4**  
**Estimated New Construction,  
Eliminated Units and Substantial Rehabilitation**

|                           | <b>1998-<br/>Present</b> | <b>Duration of<br/>Plan</b> | <b>1994/95-<br/>2004/05</b> | <b>1999/2000<br/>2004/05</b> |
|---------------------------|--------------------------|-----------------------------|-----------------------------|------------------------------|
| New Construction          | 40                       | 125                         | 50                          | 25                           |
| Substantial Rehabs        | 52                       | 250                         | 100                         | 50                           |
| Destroyed or Eliminated   | 9                        | 18                          | 4                           | 5                            |
| Requirements:             |                          |                             |                             |                              |
| Inclusionary Requirements |                          |                             |                             |                              |
| Very Low                  | 6                        | 22                          | 9                           | 5                            |
| Other Low                 | <u>8</u>                 | <u>34</u>                   | <u>14</u>                   | <u>7</u>                     |
| Total                     | 14                       | 66                          | 23                          | 12                           |
| Replacement Units         |                          |                             |                             |                              |
| Very Low                  | 5                        | 7                           | 2                           | 2                            |
| Other Low                 | 4                        | 7                           | 2                           | 2                            |
| Moderate                  |                          | 4                           |                             | 1                            |
| Actual/Planned            |                          |                             |                             |                              |
| Very Low                  | 24                       | 125                         | 50                          | 25                           |
| Low                       | 25                       | 150                         | 70                          | 35                           |
| Over/(Under) Requirement  | +27                      | +194                        | +93                         | +13                          |



According to a review of Building Department and Agency records, there is a current net surplus of twenty-seven affordable housing units above the minimum State and Plan standards. The majority of inclusionary housing to meet the requirements of section 33413 et seq of California Redevelopment Law will be obtained through rehabilitation and replacement of existing housing. Housing designated within the Project Area will need to address the following requirements:

1. Five year projection of total housing units to be constructed or substantially rehabilitated by the Agency or private developers and builders;
2. Housing units to be relocated or destroyed;
3. Development of affordable housing for low and very low income families according to sections 33413 (b) (1) and 33413 (b) (2);
4. Development of housing in the project area in approximate proportion to the needs identified in the adopted Housing Element.

### ***Replacement Housing Plan***

Agency activities within the Plan area will result in the dislocation or destruction of up to eighteen housing units for low and moderate-income families over the life of the Plan. Five units may be eliminated during the Implementation Plan period. The City plans to participate in a residential rehabilitation program utilizing the Agency's housing fund to leverage CDBG funding. Under the City's current program guidelines, these rehabilitation projects are undertaken with the intent of minimizing any temporary relocation of the tenants; however, where such temporary relocation is necessary it is accomplished in compliance with applicable federal and State Uniform Relocation Assistance Act guidelines. The Agency has also entered into agreements with developers for the construction of replacement housing.

The City's Housing Element identifies sites which can potentially accommodate additional low and moderate income units. These sites and locations are identified in Figure 2. If there is dislocation or permanent relocation of lower income families replacement housing can be provided on these sites and on the sites of the demolished units.. If there is a potential for such dislocation to occur, the Agency will assess the availability of these sites prior to the dislocation and identify a feasible method to ensure that the replacement unit are developed in accordance with the following criteria:

1. The replacement units should, to the maximum degree possible, replace units which were affordable in the low, very low and moderate income categories. At least seventy-five percent (75%) of the destroyed units which were affordable in each of the income categories will be replaced pursuant to section 33413 (a).
2. The development of replacement housing shall comply with the provisions of Article 34 of the California Constitution.
3. An adequate means of financing the replacement units shall be established.



4. The replacement units shall be developed and available for occupancy within four years of the planned destruction.
5. Units shall only be destroyed, or low income families displaced, where a finding can be made that there is a suitable housing unit available and ready for occupancy for such person at affordable rents comparable to those at the time of displacement.
6. The Agency shall adopt, by resolution, a replacement housing plan at least 30 days prior to the execution of an agreement which would lead to the destruction or removal of low and moderate income housing. The City shall adopt, by resolution, a finding that adequate housing units exists to accommodate displaces in accordance with 5 above.

### ***Housing Production Program and Strategy***

The Housing Production Program and Strategy is based on the needs identified in the City adopted Housing Element. The Housing Element indicates that there is a substantial need for new construction for very low and low-income families. The City has established the following quantitative objectives for the 1991-96 planning period:

**Table 5**  
**Quantitative Objectives - 1991 Housing Element**

|                                | Income Category |     |          |                |       |
|--------------------------------|-----------------|-----|----------|----------------|-------|
|                                | Very Low        | Low | Moderate | Above Moderate | Total |
| New Construction-Single Family | 84              | 66  | 67       | 99             | 316   |
| Rehab                          | 11              | 11  | 0        | 0              | 22    |
| Minor Repair                   | 5               | 5   | 10       |                | 20    |
| Farm Labor                     | 100             | 0   | 0        | 0              | 100   |
| Total                          | 200             | 82  | 77       | 99             | 458   |

In order to achieve these objectives the Agency has established the following priorities and programs:

1. Rehabilitation of owner-occupied and renter-occupied residential units through voluntary participation by owners and owner-investors in conjunction with the CDBG Rehab program match. Fifty units are planned over the five-year implementation plan period.
2. Programs to promote homeownership for low and moderate-income families thorough its First Time Homebuyers program. A total of 10 units are planned to be assisted over the five-year period.

3. Programs to promote neighborhood conservation through minor rehabilitation of residential units through paint and fix-up programs, minor capital improvements, replacement of curb and gutter, repair or installation of sidewalks and graffiti removal. A total of thirty units are planned to be assisted over the five-year period.

The following table indicates the total number of units which are planned to be assigned and price or rent restricted.

**Table 6**  
**Housing Units To Be**  
**Assisted and (Price Restricted)**

| Program                   | Income Category |           |          |                | Total   |
|---------------------------|-----------------|-----------|----------|----------------|---------|
|                           | Very Low        | Other Low | Moderate | Above Moderate |         |
| Rehabilitation            | 25 (25)         | 25 (25)   |          |                | 50 (50) |
| Homeownership             | 0               | 10 (10)   | 0        | 0              | 10 (10) |
| Neighborhood Conservation | 15              | 15        | 0        | 0              | 30 (0)  |
| Total                     | 40 (25)         | 50 (35)   | (0)      | 0              | 90 (60) |

When providing assistance the Agency will negotiate agreements with assisted developers and homeowners to ensure that housing is preserved as affordable for the longest practicable period for projects directly assisted by the Agency. These affordability restrictions and covenants will provide for the following:

1. Affordability covenant running for a minimum of fifteen years for rental properties, unless replacement units are provided prior to termination of the affordability covenants.
2. Affordability covenants running for a minimum period of ten years. These covenant may contain a provision for resale of the units above a price determine to affordable if the Agency's investment in the units is returned through a legally enforceable equity sharing agreement, second trust deed, or other mechanism that returns the investment to the Housing set-aside fund and enables the Agency to replace the assisted unit.
3. The Agency may enter into affordability covenants for a longer duration where it determines that it is in the best interest of the Agency.



## ***Housing Fund Status***

California Redevelopment Law requires that a Redevelopment Agency make timely use of its Housing Set-aside funds to promote the preservation, rehabilitation and construction of housing for low and moderate income families. Failure to spend the funds in a timely manner may result in the allocation of funds to other agencies to fulfill these obligations, and/or the restriction on non-housing activities until such compliance is achieved. Agencies are restricted from accumulating "Excess Surplus" balances in their housing set-aside funds. Excess Surplus is defined as the greater of \$1,000,000 or four years' deposits. Once such Excess Surplus is reached, the Agency will have two years to commit these Excess Surplus funds through actual expenditure or through legally enforceable agreements committing such funds. The Agency must also, by covenants contained in State law, regularly deposit at least twenty percent of tax increments into the Housing Set-aside fund. If the cumulative amount of deposits, less any deposits which have been waived because of existing obligations, are less than twenty percent of total tax increments, a plan for the reduction of this deficit is also required.

The Housing fund for the Agency is not projected to have an Excess Surplus during the five-year planning period. Cumulative deposits to the Housing Fund are also sufficient to meet the requirements.





U.C. BERKELEY LIBRARIES



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Engineering

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